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CITY OF BAKERSFIELD

HOUSING ELEMENT OF THE GENERAL PLAN

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2002 - 2007

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CITY OF BAKERSFIELD

**HOUSING ELEMENT 2002-2007
OF THE GENERAL PLAN**

TABLE OF CONTENTS

TABLE OF CONTENTS	i
LIST OF TABLES.....	iii
LIST OF CHARTS	v
SECTION 1.0 - INTRODUCTION TO THE HOUSING ELEMENT.....	1
1.1 - Purpose	1
1.2 - Organization	2
1.3 - Relationship to Other Elements.....	2
1.4 - Citizen Participation	3
1.5 - Review of the Previous Element.....	4
1.5.a. Appropriateness	5
1.5.b. Effectiveness	6
1.5.c. Progress of Bakersfield's Housing Program	7
SECTION 2.0 – EXISTING CONDITIONS AND DEMOGRAPHIC DATA	17
2.1 - Summary of Existing Conditions.....	17
2.1.a. Population Trends	17
2.1.b. Employment Trends.....	21
2.1.c. Household Trends	25
2.1.d. Special Needs	32
2.2 - Inventory of Resources.....	52
2.2.a. Existing Housing Characteristics.....	52
2.2.b. Housing Conditions	52
2.2.c. Residential Construction Trends.....	55
2.2.d. Vacancy Trends	56
2.2.e. Housing Costs and Affordability.....	57
2.2.f. At-risk Housing	64
2.2.g. Inventory of At Risk Rental Housing	66
2.2.h. Cost Analysis	69
2.2.i. Preservation Resources.....	70

2.2.j Strategies to Retain Affordable Units.....	70
2.2.k Residential Zoning and Density.....	73
2.2.l. On- and Off-Site Improvements.....	77
2.2.m. Available Residentially Zone Land.....	79
 2.3 - Constraints, Efforts and Opportunities	89
2.3.a. Governmental Constraints.....	89
SB520 (Article 10) Compliance.....	98
2.3.b. Non-governmental Constraints.....	101
2.3.c. Constraint Removal Efforts.....	104
2.3.d. Opportunities for Energy Conservation.....	106
 SECTION 3.0 - HOUSING NEEDS, ISSUES, AND TRENDS	109
3.1 - State Issues and Policies	110
3.2 - Regional Housing Policies	109
3.3 - Bakersfield RHNA - Issues/Trends and Strategies	111
Trends.....	112
 SECTION 4.0 - HOUSING PROGRAM.....	114
4.1 - Goals, Objectives, Policies and Programs.....	114
4.2 - Quantified Objectives Summary.....	136
 ATTACHMENTS (included in this document)	
Attachment A - Public Notices	
Attachment B - Agency Distribution List	
Attachment C - Public and Agency Comments	
Attachment D - Planning Commission Minutes - July 18, 2002	
Attachment E - Planning Commission Resolution	
Attachment F - Data Sources	
Attachment G - Homeless Service Providers	
Attachment H - Subsidized Rental Units	
Attachment I - List of Non-Profit Housing Agencies	
Attachment J - Acronyms	
Attachment K - Housing Unit Defined	
 APPENDICES (in separate document)	
Vacant Land by APN and Suitability for Residential Development	

CITY OF BAKERSFIELD

HOUSING ELEMENT 2002-2007 OF THE GENERAL PLAN

LIST OF TABLES

Table 1 - RHNA Achievement Levels for Kern COG by City	5
Table 2- Achievement of RHNA New Construction Goal 1991-2001	6
Table 3 - Bakersfield Housing Element Achievements	6
Table 4 - 1991-1996 City of Bakersfield Housing Element Progress	7
Table 5 - Population Trends - Kern County and Cities	18
Table 6 - City of Bakersfield Population Trends (1970-2005)	18
Table 7 - Population By Age Groups (1990-2000)	19
Table 8 - Kern County Employment By Industry	20
Table 9 - Bakersfield Employment By Industry	21
Table 10 - Bakersfield Employment by Occupation (2000)	22
Table 11 - Bakersfield Labor Force Trends	22
Table 12 - Employment By Commuting Patterns	23
Table 13 - Major Employers	24
Table 14 - Household Trends (1970-2000)	25
Table 15 - Persons Per Household Trends	28
Table 16 - Households By Tenure Trends	29
Table 17 - Households By Income (1980-1990)	30
Table 18 - Households By Income Group (2002)	31
Table 19 - Senior Population Trends (65+)	32
Table 20 - Seniors By Household Type (1990-2000)	33
Table 21 - Senior Group Quarters Population (1990-2000)	34
Table 22 - Senior Households By Income (1990-2000)	35
Table 23 - Senior Households By Shelter Payment (1990)	36
Table 24 - Seniors By Limitation Type (1990)	37
Table 25 - Disabled Persons By Age and Work Disability Status (1990)	39
Table 26 - Overcrowding (1980-1990)	41
Table 27 - Over Crowding - Bakersfield	41
Table 28 - Households By Tenure By Bedroom Type (1990)	42
Table 29 - Households By Tenure By Size (1990-2000)	43
Table 30 - Privately Owned Farm Employee Housing	46
Table 31 - Publicly Owned Farmworker Housing	47
Table 32 - Single Parent Households	49
Table 33 - Bakersfield Shelter Occupancy	50
Table 34 - Housing Units by Type - 1980 to 2000	52
Table 35 - Housing Units by Condition (1999) Kern County	53
Table 36 - Housing Units By Condition (1999)(Bakersfield)	54
Table 37 - Housing Units By Year Built - Bakersfield	54
Table 38 - Building Permits By Year - Bakersfield	55
Table 39 - Vacancy By Type	56
Table 40 - Multifamily Vacancy By Bedroom Type (1999)	57
Table 41 - Income Groups By Affordability (2002)	58
Table 42 - Median Single Family Sales Price (1991-2002)	58
Table 43 - Average Condominium Sales Price (1996-2002)	59
Table 44 - Current Sales Listings For Single Family Homes	59

July 2002 - **LIST OF TABLES** continued

Table 45 – Multifamily Rents (1999) Bakersfield	60
Table 46– Households By Income By Overpayment (1990)	61
Table 47 – Affordable Rental Rates	62
Table 48 – Affordable Housing Costs.....	62
Table 49 – Inventory of At Risk Assisted Complexes	68
Table 50 – Rehabilitation Costs	69
Table 51 – New Construction/Replacement Costs	69
Table 52 - Zoning Categories and Useable Density	75
Table 53 – Acreage to Meet Current RHNA	81
Table 54 - Summary of All Vacant Residential Land.....	82
Table 55 - Summary of Vacant Residential Land Suitable for Very Low Income Dev.	84
Table 56 - Summary of Vacant Residential Land Suitable for Low Income Dev.	85
Table 57 - Summary of Vacant Residential Land Suitable for Moderate Income Dev.....	87
Table 58 - Summary of Vacant Residential Land Suitable for Above Moderate Income	88
Table 59 - Development Standards By Residential Zone	90
Table 60 - Planning Application Fees – Surrounding Jurisdictions	91
Table 61 - Development Review and Approval Procedures.....	92
Table 62 – Discretionary Permits	95
Table 63 - Traffic Impact Fee Schedule (2002)	97
Table 64 - Effects of Interest Rates on Monthly Payments	102
Table 65 - Vacant Land Costs.....	103
Table 66 - New Construction Need (2002-2007)	112
Table 67 -. Quantified Objectives For Goal 1	123
Table 68 - Quantified Objectives For Housing Rehabilitation.....	129
Table 69 - Quantified Objectives For At-Risk Units	130
Table 70 - Housing Quantified Objectives Summary	136

CITY OF BAKERSFIELD

HOUSING ELEMENT 2002-2007 OF THE GENERAL PLAN

LIST OF CHARTS

<i>Chart 1 - Median Age Comparison</i>	<i>19</i>
<i>Chart 2 - Jobs per Household</i>	<i>23</i>
<i>Chart 3 - Population Change Versus Household Change.....</i>	<i>26</i>
<i>Chart 4 - Average Household Size</i>	<i>26</i>
<i>Chart 5 - Renter Rate Comparison.....</i>	<i>29</i>
<i>Chart 6 - Median Income Comparison.....</i>	<i>31</i>
<i>Chart 7 - Senior Households by Tenure</i>	<i>33</i>
<i>Chart 8 - Senior Households by Income Group</i>	<i>35</i>
<i>Chart 9 - Disabled Persons by Age</i>	<i>38</i>
<i>Chart 10 - Large Family Comparison</i>	<i>40</i>
<i>Chart 11 - Large Housing Unit and Large Family Comparison</i>	<i>41</i>

CITY OF BAKERSFIELD

HOUSING ELEMENT 2002-2007

OF THE GENERAL PLAN

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SECTION 1.0

INTRODUCTION TO THE HOUSING ELEMENT

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. It is one of the seven elements required by the State of California to be included in the General Plan. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the housing element and encourages the provision of affordable and decent housing in all communities to meet Statewide goals. Specifically, Section 65580 states the element shall consist of “. . . *an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.*” The element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the housing element. The contents of the element must be consistent with the other elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Bakersfield. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

This Housing Element (2002-2007) was created in compliance with State General Plan law pertaining to Housing Elements and received a letter indicating substantial compliance from the California Department of Housing and Community Development on December 6, 2002.

1.1 PURPOSE

The State of California has declared that *"the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."* In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires *"An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs."* The law requires:

- An analysis of population and employment trends
- An analysis of the City's fair share of the regional housing needs
- An analysis of households characteristics
- An inventory of suitable land for residential development
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing
- An analysis of special housing needs
- An analysis of opportunities for energy conservation
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules which promote preservation, improvement and development of diverse types and costs of housing throughout Bakersfield.

1.2 ORGANIZATION

Bakersfield's Housing Element is organized into three primary sections:

Summary of Existing Conditions: This section includes an inventory of resources, housing cost and affordability, at-risk units, suitable lands, and a section discussing constraints, efforts and opportunities.

Housing Needs, Issues/Trends: This section includes a discussion of State issues and policies, regional housing policies, and Bakersfield's Regional Housing Needs Assessment (RHNA) and housing issues.

Housing Program: This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

1.3 RELATIONSHIP TO OTHER ELEMENTS

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is part of a comprehensive Metropolitan Bakersfield General Plan. All elements of the Bakersfield General Plan have been reviewed for consistency and the Housing Element was completed considering the remaining elements.

1.4 CITIZEN PARTICIPATION

The City of Bakersfield has made diligent efforts to solicit public participation pertaining to the development of the 2010 General Plan and the Consolidated Plan 2005. Both processes included workshops, surveys, public review and citizen participation. Additionally, public input has been gathered through specific plans and neighborhood improvement plans.

Public participation for the 2002-2007 Housing Element has included a series of study sessions, public workshops and public hearings. In addition, a public review draft, dated May 2002, was prepared and made available to the community for a 60-day review period. It was sent to 199 agencies, service providers, and individuals. See Attachment B. One letter was received from the Housing Authority. Those comments have been incorporated. See Attachment C for letters. At their meeting, the Planning Commission requested two clarifications regarding the RHNA numbers and available sites. Those concerns were addressed at the meeting but did not result in changes to the draft.

In addition,

- (a) the City Redevelopment Agency conducts charrettes in specific areas and includes information on the housing element update. Information is provided to each homeowner, each of the 38 churches in the area, and to organizations, groups, and community leaders. A copy of a flyer is included in Attachment A.
- (b) notice of the availability of the Draft Housing Element were posted on the City's web site at www.ci.bakersfield.ca.us

- (c) notice of availability of the Draft Housing Element was posted on the local access cable television station, KGOV-TV.

1.5 REVIEW OF PREVIOUS ELEMENT

State law requires the City of Bakersfield to review its Housing Element in order to evaluate:

- a. "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal."
- b. "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives."
- c. "The progress of the city, county, or city and county in implementation of the Housing Element."

The remainder of this section fulfills this State requirement.

1.5.a. APPROPRIATENESS

The State's housing goal is met by an assignment of gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments that allocates housing unit goals is referred to as the "Regional Housing Needs Assessment" (RHNA's). Due to a lack of State funding, regional governments did not produce a RHNA between 1994 and 1998. The last funded RHNA for Kern County was in 1990 from the Kern Council of Governments (KernCOG) and covered the period 1991 through 1996. Since there was not a RHNA between 1994 and 1998, the 1990 RHNA remained in effect through the end of 2000. Even though the title of this Housing Element includes the dates "2002 - 2007," it will actually cover the needs and accomplishments for the period 2000 through 2007.

The 2002-2007 RHNA is discussed in Section 3.4-Bakersfield RHNA - Issues and Trends, Page 83.

According to the California Department of Finance (DOF) housing unit estimates, the 11 incorporated cities under the jurisdiction of KernCOG were able to achieve 127.7 percent of the goal for new construction. This was due, in large part to the 18,134 new housing units constructed in the City of Bakersfield. Taken together, the RHNA for all eleven cities was for 19,638 new units. In fact, a total 25,076 units were actually placed on the ground.

Table 1

RHNA Achievement Levels for KernCOG by City (1991-2000)

City	RHNA Goal	Actual Construction	Level of Achievement
Arvin	0	646	0
Bakersfield	13,305	18,134	136.3%
California City	1,216	1,221	100.4%
Delano	782	2,185	279.4%
Maricopa	37	21	56.7%
McFarland	12	384	3200.0%
Ridgecrest	2,645	209	7.9%
Shafter	183	934	510.4%
Taft	56	92	164.3%
Tehachapi	1,130	478	42.3%
Wasco	272	772	283.8%

Source: KernCOG 1990 RHNA, Department of Finance

1.5.b. EFFECTIVENESS

The effectiveness of Bakersfield's Housing Program, in regards to meeting regional housing needs, can be measured by a level of achievement. The level of achievement is simply the actual construction divided by the RHNA GOAL. Many uncontrollable factors influence the City's effectiveness. Over the seven-year housing element period factors such as market fluctuations, available programs, willing lenders, qualified developers and the political climate, all combined to create 18,134 new housing units in the City of Bakersfield.

This means that the City achieved over 136 percent of its RHNA objective between 1991 and 2000, the effective dates of the last recent RHNA. It also effectively met its fair share of the most recent regional housing needs.

Table 2

**City of Bakersfield
Achievement of RHNA New Construction Goal 1991 - 2000**

Income Groups	1991 – 2000 RHNA Goal	1991 – 2000 Actual New Construction	Percent of Goal Achieved
Very Low	2,794	582	20.8%
Low	1,863	761	40.8%
Moderate	2,395	10,268	428.7%
Above Moderate	6,253	6,523	136.6%
TOTAL	13,305	18,134	136.3%
Source: 1990 KernCOG RHNA, Annual Review of the General Plan, Consolidated Annual Plan and Performance Reviews, and Building Permit records			

Table 3

**Bakersfield Housing Element
Achievements (1991 – 2000)**

	1991 - 2000 Element Goal	Achieved	Percent of Goal
New Construction	13,305	18,134	136.3%
Rehabilitation	1,085	975	89.9%
Preservation	285	285	100.0%
Total	14,675	19,394	132.2
Source: 1990 KernCOG RHNA, Annual Review of the General Plan, Consolidated Annual Plan and Performance Reviews, and Building Permit records			

The City of Bakersfield has the most affordable housing in the State of California. New single family homes can still be found for less than \$90,000. From 1991 to 2000 an average of 1,618 new single family homes were built each year for an average of 135 units a month. A majority of these new units are affordable to the moderate income household. This has been true even through the recessionary period of the first couple years of the City's housing element period.

Despite dedicated and active housing professionals at both the City and in other agencies, the City of Bakersfield did not meet its housing goal for very low and low income families. The City has participated in every federal, state, and local housing program available, however the need is so great that government programs are only able to meet some of the shelter needs for the poorest of the poor.

The housing element preservation goal was met. The City facilitated and encouraged a local housing non-profit to "preserve" two affordable housing complexes that were "at risk" of being converted to market rate units.

Housing rehabilitation is another program that relies almost exclusively on government funding. Over the housing element period a total of 975 housing units were rehabilitated; about 90 percent of the previous housing element goal. Just 19 percent of that total was multifamily units; the remainder was single family homes. In 1999 the Kern Council of Governments conducted a housing condition survey that included the incorporated City of Bakersfield. That survey indicated that over 92 percent of the housing units in the city were in "sound" condition and did not require rehabilitation. Only one percent of the housing was substantially dilapidated and another one percent needed to be demolished and replaced.

1.5.c. PROGRESS OF BAKERSFIELD'S HOUSING PROGRAM

The following table provides an overview of the objectives and goals in the 1991 - 1996 Housing Element.

Table 4

1991 - 1996 CITY OF BAKERSFIELD Housing Element Progress in Meeting Objectives

Objective	Accomplishments
Quantified Objective: Develop 4,657 Very Low/Low Income units	Available housing programs facilitated the construction of 1,343 new units affordable to very low and low income households; about 29 percent of the goal.

Table 4: Continued

Objective	Accomplishments
Quantified Objective: Develop 2,395 Moderate Income Units	The housing industry provided 10,268 new units over the reporting period; 427 percent of the goal
Quantified Objective: Develop 6,253 Above Moderate Income Units	6,523 units affordable to above moderate families were developed; 137 percent of the goal.
1.1 - Obtain additional Section 8 programs for lower income households and senior citizens	Through the Housing Authority, the City obtained 250 additional Section 8 certificates. HACK maintains a waiting list and actively seeks additional Section 8 on a regular basis.
1.2 - Provide units or subsidies for the elderly, handicapped, and other special needs persons	The City with the Housing Authority assisted in the development of 376 senior designated units (including 18 units for disabled seniors), 196 Public Housing units, eight units for developmentally disabled persons, rent subsidies for 42 female headed households and provides both operating and administrative funding from HOME and CDBG Programs for the Alliance Against Family Violence to support their battered women shelter, Bakersfield Homeless Center for homeless families, the Rescue Mission for homeless men, Kern Mental Health for emergency housing for mentally disabled persons, and Teagler House SRO for destitute single persons. The City also approved a site for farmworker housing in downtown but the project did not receive State Tax Credits.
1.3 - Prepare Article 34 for voter approval	The City Attorney determined that Article 34 was not required.
1.4 - Use tax exempt revenue bonds to fund rental and sale housing at below market interest rates	The City has used Mortgage Bonds to provide ten to twelve new loans a year; they also used CHAFA bond funds for 300 new low income single family homes, and CHAFA-HELP bond funds for a 73 unit mixed-income rental project. AND Obtained HUD funding for sale of 56 Public Housing units to residents; use of HOME funds for 116 first time homebuyers and 55 acquisition/rehab for low income owners. In addition, HOPE 1 grant funds were used to convert 184 public housing rental units to home ownership. The grant also included funds for resident training. A portion of the program will also provide for the construction of 184 new rental units to replace those converted.

Table 4: Continued

Objective	Accomplishments
1.5 - Develop incentives for the development of very low and low units.	The City adopted the following incentives for developers: (1) density bonus incentives: even though each developer is made aware of the program verbally and in writing, over the last five years only two projects – of 350 – requested a density bonus. Biannual meetings with the development community and individual interaction through Team Bakersfield indicate that developers say the bonus has not been needed since land has been so inexpensive, City assistance is readily available, and mortgage rates have been so low they can develop affordable housing without the bonus. Since circumstances may change, the City will continue to make all developers aware of the program in the future. (2) provides HOME funds to developers which resulted in the development of 360 units over the last five years and first time homebuyer down payment assistance to an additional 200 families. This will continue in the future. (3) a rebate of 25% of the traffic impact fee has been provided to affordable developers who have constructed 1,000 very low and low income and 3,200 moderate income units;. The City will continue to review all impact fees to ensure that they will not adversely impact affordable housing development and will update a fee comparison to adjacent and similar jurisdictions. (4) all affordable housing developers are assisted by Team Bakersfield that was instituted to provide affordable housing developers with a single contact for all application and approval requirements; (5) working with the County Housing Authority, an additional 500 Section 8 vouchers were provided to very low and low income households; (6) has used CDBG and Redevelopment Agency set-aside funds for construction and to extend necessary services in low income areas.

Table 4: Continued

Objective	Accomplishments
1.6 - Develop a Home Improvement Information Program	The City (1) started a quarterly newsletter, "Blueprints," that targets the real estate, development (both market rate and non-profit), mortgage, and public service industries to provide information on current and planned development, City incentives and programs, and provides a forum for comment; (2) posts the newsletter on the City's web site; (3) initiated quarterly meetings of all interested development persons and agencies that is held as part of the Consolidated Plan process; (4) conducted a survey of housing rehabilitation recipients that resulted in an increase in the maximum loans from \$27,000 to \$70,000 which will allow for major repairs.
1.7 - Develop relationships with non-profit corporations or take steps to establish one	The Housing Authority of Kern County formed two housing non-profit corporations, the Golden Empire Affordable Housing, Inc. (GEAHI) and Kern Affordable Housing, Inc. (KAHI) to make sure the local government had a tool to acquire, rehabilitate, and operate at risk housing.
1.8 - Pursue the use of bond financing for infrastructure improvements to support housing development. (Mello-Roos Bond Program)	Both bonds and CDBG funds have been used to provide infrastructure improvement in low-income neighborhoods and for new construction of affordable housing. For instance, all water, sewer, and street improvements were provided to a 7.3 acre parcel in downtown Bakersfield to assist the development of new low income rental housing. In addition, the City rebates 25% of the traffic impact fees to developers of low income housing to off-set the costs.
1-9 - Offer energy weatherization and public awareness programs	Energy conservation and residential weatherization are components of the City's housing rehabilitation program and can be covered by both the emergency grant program for disabled persons and senior citizens or a part of the single family home rehabilitation program. Direct weatherization programs benefited 75 families.

Table 4: Continued

Objective	Accomplishments
1.10 - Evaluate sites to accommodate growth identified in the housing element (RHNA) and, where appropriate initiate zone changes.	The City amended the zoning ordinance to permit multifamily development in all CC zones (Civic Center) that covers 201 acres in downtown Bakersfield. This resulted in the development of a 143 very low and low income units with an additional 80 units planned. In addition, the City reduces fees and extractions for zone change requests for affordable housing for any developer that requests them. The City has started publishing a quarterly newsletter called "Blueprints" that targets real estate professionals, developers and lenders providing information about current and completed developments, new programs, available incentives, and other information to assist them in bringing homes to the City. The city's GIS land inventory system is updated on a monthly basis as new development is approved. A quarterly report is prepared to ensure that there is sufficient land to accommodate the City's current RHNA. As a result of these efforts, there is currently over 15,000 acres of residentially zoned land sufficient to accommodate over 60,000 housing units. This will accommodate 16,710 units for very low and low income households; 18,532 moderate income units; and 27,207 above moderate units.
1.11 - Review impact of allowable residential density maximums on affordability.	There is no impact. A review of development approvals indicate that projects are built out to about 60% of the allowable maximums – in all zones. A survey of developers indicates that the land costs are so affordable that projects do not have to be developed to the maximum to meet market demand.
1.12 - Evaluate the impact of zone changes and General Plan amendments on availability of multifamily and single family zoned land	The City requires that findings be made for General Plan amendments and zone changes that reflect the cumulative amount of land available for housing of all types with a specific designation for affordable housing to ensure that all types of low income and special needs housing can be accommodated.

Table 4: Continued

Objective	Accomplishments
2.1 - Develop a capital improvement fund for low and moderate income neighborhoods and to revitalize older neighborhoods.	The City has an active neighborhood beautification, street scape, and landscaping programs in older in low income areas that is funded by the Redevelopment Agency and some CDBG funds. Low income neighborhoods, with a total of over 15,000 persons, saw road and street improvements, lighting, and landscaping over the last six years. Other services included, sewer lines to 110 homes, reconstruction of 10,000 feet of sidewalk, repair of underground storm drainage lines, and new fire facilities and equipment
2.2 - Develop a Home Improvement Information Program	The City (1) started a quarterly newsletter, "Blueprints," that targets the real estate, development (both market rate and non-profit), mortgage, and public service industries to provide information on current and planned development, City incentives and programs, and provides a forum for comment; (2) posts the newsletter on the City's web site; (3) initiated quarterly meetings of all interested development persons and agencies that is held as part of the Consolidated Plan process; (4) conducted a survey of housing rehabilitation recipients that resulted in an increase in the maximum loans from \$27,000 to \$70,000 which will allow for major repairs.
2.3 - Housing Rehabilitation, 1,085 units	975 units (90 percent of goal) were rehabilitated. AND, see the following.
2.3 - Provide financial assistance to property owners who cannot afford to rehabilitate their properties without assistance.	The City has an active rehabilitation program which assisted 750 families and provided 225 grants of \$2,500 each for handicapped accessibility.
2.4 - Develop a substandard structure demolition program to work in tandem with other new construction and rehabilitation programs.	Using HOME funds, the City operates an acquisition, clearance and demolition program and an acquisition and rehabilitation program for individual units offered for sale to low income households. In addition the City Redevelopment Agency's inspection and/or clearance and demolition program benefited 100 persons.

Table 4: Continued

Objective	Accomplishments
2.5 - Pursue grant money to finance rehabilitation programs	Bakersfield has been successful in obtaining both HOME single- and multi-family program funds and HOME acquisition and rehabilitation funds. Five hundred homes were assisted with these funds.
2.6 - Develop a capital improvement fund for low and moderate income neighborhoods and to revitalize older neighborhoods.	The City has an active neighborhood beautification, street scape, and landscaping programs in older in low income areas that is funded by the Redevelopment Agency and some CDBG funds. Low income neighborhoods, with a total of over 15,000 persons, saw road and street improvements, lighting, and landscaping over the last six years. Other services included, sewer lines to 110 homes, reconstruction of 10,000 feet of sidewalk, repair of underground storm drainage lines, and new fire facilities and equipment
2.7 – Rental Rehabilitation Program	The City provides 15 year non-interest bearing loans to landlords for multifamily rehabilitation. Owners maintain affordability for 15 years. Over the last housing element period 98 privately owned units were rehabilitated. In addition, the HOME CHDO set-aside provided for the rehabilitation of ten rental units. The Programs are so successful they will be continued.
2.8 - Number not used in previous element	
2.9 - Systematically enforce codes to maintain existing housing and demolish dilapidated units	Implemented an acquisition and rehabilitation or demolition program. If inhabited affordable housing is demolished, the City has a one-for-one replacement program using whichever funds are available at the time.
2.10 - Enforce the property maintenance ordinance.	The City of Bakersfield implements the ordinance by responding to citizen complaints.
2.11 – Multifamily Residential Inspection Program	The City did not implement this program. Instead they broadened their public information section to make information available to the real estate industry, including apartment complex owners and managers. The City will inspect any residential building on request of the owner.

Table 4: Continued

Objective	Accomplishments
2.12 - Identify rehabilitation target areas; and Conduct a windshield survey of land uses and housing conditions in the City	In 1999, conducted a housing condition survey and mapped substandard housing to target the areas of greatest need. Areas containing a concentration of substandard units were targeted and residents were contacted by mail regarding available programs. These programs are also featured at the City's Charettes for neighborhood beautification which have been held in 38 different locations in the City.
3.1 - Coordinate the contents of the CHAS with the housing element	The Consolidated Plan has replaced the CHAS. An annual report is prepared and its contents have been coordinated with the housing element.
3.2 - Promote and support federal and State Fair Housing Laws by participating in city and county Fair Housing Programs	In December 1999 the City conducted an analysis of impediments to Fair Housing Law. Lack of knowledge of the law, discriminatory attitudes, and less lending activity in low income areas were the three top impediments. The City has allocated CDBG funds to training programs for real estate professionals, lenders, and builders. It provides 24-hour one-to-one counseling on the phone and serves walk-in clients during office hours. It also publishes brochures and newsletters. The City conducts compliance and enforcement activities and meets at least once a year with the lending and investment community to make them aware of investment opportunities in low income neighborhoods.
3.3 - Housing Preservation. Preserve 228 very low income housing	Accomplished the goal to preserve 228 very low income units; preserved 152 low income units through the rehabilitation of the Bakersfield Homeless Shelter an existing building for homeless shelter serving 150 families a day and renovated a 25-unit transitional housing center. The City did not meet the goals to preserve moderate and above moderate income housing.
3.3 - Encourage replacement of housing that is lost due to private or public land use conversion activities	The City requires that housing units demolished in redevelopment areas be replaced on a one-for-one basis within four years of the demolition or conversion. This allows time for funds to be allocated.

Table 4: Continued

Objective	Accomplishments
3.3 - Encourage the replacement of "at risk" housing	The City facilitated the ownership transfer of a 40 unit at risk senior project to the Golden Empire Affordable Housing, Inc, a local housing non-profit. In addition, the City maintains a listing of non-profits interested in acquiring at-risk properties. See Appendix D. When the City is notified that an owner wishes to "opt-out" of an affordable program, the City and Housing Authority provide technical assistance to prospective buyers and, when possible, allocate HOME or Redevelopment Agency funds for acquisition and rehabilitation assistance.
Sewer Plant Expansion	Completed 1998
Zoning Ordinance Review	Completed 1997 and 2000

The Department of Economic and Community Development and the Redevelopment Agency of the City of Bakersfield play an integral role in housing opportunities in the community. Using Community Development Block Grant (CDBG) funds, HOME funds and Redevelopment funds the City exceeded its 1991-2000 housing goal by 136 percent with the construction of 18,134 units. Over 1,300 very low and low income housing units were constructed and over 900 units were rehabilitated. Forty at-risk units were preserved when the Housing Authority of the County of Kern formed a housing non-profit agency to acquire, rehabilitate, and operate an apartment complex. Additional homeless shelter units were preserved when federal funds were used to rehabilitate the Bakersfield Homeless Shelter and the Rescue Mission.

In addition, the City of Bakersfield affordable housing stock is richer by 196 Public Housing units, eight new units for the developmentally disabled and 250 new rental subsidies of which 42 are for female-headed households. The City's CDBG funding provides operating and administrative funds for a battered women's shelter, transitional housing, homeless shelters for families and single men, an emergency shelter for mentally disabled persons, and SRO housing for destitute single persons. In an on-going effort to further homeownership, the City applied for, and received, HOPE-1 funds

to convert 184 public housing units to home ownership. Additional funding from that program will provide funds to actually replace the 184 units through new construction.

The City has provided funds for both single family and multifamily housing units and for grants to disabled persons to improve accessibility. Almost a thousand families were helped over the housing element period. The City has further analyzed and improved its Fair Housing Program to include a 24-hour hot line, regularly scheduled meetings with bankers, lenders, and real estate brokers to point out the advantages of investing in low income areas, and a continuing publicity program.

SECTION 2.0

EXISTING CONDITIONS AND DEMOGRAPHIC DATA

The purpose of this section is to summarize and analyze the existing housing conditions in Bakersfield. The section consists of two major sections: Section 2.1 - Summary of Existing Conditions - an analysis of population trends, employment trends, household trends and special needs groups, and Section 2.2 – Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, “at-risk housing” and suitable lands for future development.

2.1 SUMMARY OF EXISTING CONDITIONS

It is important when evaluating housing needs to analyze demographic variables, such as population, employment, and households, in order to assess the present and future housing needs of the City of Bakersfield. This section utilizes sources, such as the 1970-2000 U.S. Census Reports, State Department of Finance (Demographic Research Unit), Kern Council of Governments (Kern COG) and Datum Populus. See Appendix B for a complete list of data sources.

2.1.a. POPULATION TRENDS

Kern County has eleven incorporated cities within its boundaries of which Bakersfield is one. In 2000, Bakersfield represented 37.3 percent of the Kern County population. Between 1990 and 2000, Bakersfield experienced the largest numerical gain in population in Kern County. In 2000, Bakersfield ranks first among Kern County cities with a total population of 247,057 persons, while ranking sixth in proportional gain between 1990 and 2000. Also, Bakersfield experienced 61.1 percent of the total numerical change in population for Kern County between 1990 and 2000.

Table 5

Population Trends – Kern County and Cities (1970-2000)

City	1970	1980	1990	2000	Change (1990-2000)	
					Number	Percent
Kern County	330,234	403,089	543,477	661,645	118,168	21.7%
Arvin	5,199	6,863	9,286	12,956	3,670	39.5%
Bakersfield	69,096	105,611	174,820	247,057	72,237	41.3%
California City	1,309	2,743	5,929	8,385	2,456	41.4%
Delano	14,559	16,491	22,762	38,824	16,062	70.6%
Maricopa	740	946	1,185	1,111	-74	-6.2%
McFarland	4,177	5,151	7,005	9,618	2,613	37.3%
Ridgecrest	7,629	15,929	27,725	24,927	-2,798	-10.1%
Shafter City	5,327	7,010	8,409	12,736	4,327	51.5%
Taft	4,285	5,316	5,902	6,400	498	8.4%
Tehachapi	4,211	4,126	5,791	10,957	5,166	89.2%
Wasco	8,269	9,613	12,294	21,263	8,969	73.0%

Source: 1970-2000 Census

Bakersfield has had a steadily increasing population since the 1970's with average annual growth rates above 4.0 percent. There were 247,057 persons estimated to reside in the City, according to the 2000 Census. The current population represents a numeric increase of 72,237 persons since 1990 or 41.3 percent growth.

Table 6

City of Bakersfield Population Trends (1970-2005)

Year	Total Population	Numeric Change	Percent Change	Annual Percent Change
1970	69,096			
1980	105,611	36,515	52.8%	5.3%
1990	174,820	69,209	39.6%	4.0%
2000	247,057	72,237	41.3%	4.1%

Source: 1970-2000 Census

As reported in the 2000 Census, 29.9 percent of the population in the City of Bakersfield is between the ages of 25-44. The 5-14 age group experienced the largest numeric growth between 1990 and 2000 with a growth of 16,313 persons. In the same time period, the 45-54 age group increased by 14,156 persons. Some of the largest

proportionate growth is in the 45-54 and the 75 plus age groups. The median age in 2000 is 30.1 years, compared to the current national median age of 35.4 years.

Table 7

Population by Age Groups (1990-2000)

Age Group	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than 5 Years	17,175	9.8%	21,736	8.8%	4,561	26.6%
5-14 Years	29,974	17.1%	46,287	18.7%	16,313	54.4%
15-19 Years	11,763	6.7%	20,338	8.2%	8,575	72.9%
20-24 Years	12,820	7.3%	17,207	7.0%	4,387	34.2%
25-34 Years	33,584	19.2%	35,523	14.4%	1,939	5.8%
35-44 Years	27,001	15.4%	38,334	15.5%	11,333	42.0%
45-54 Years	15,420	8.8%	29,576	12.0%	14,156	91.8%
55-64 Years	11,114	6.4%	16,375	6.6%	5,261	47.3%
65-74 Years	9,453	5.4%	11,217	4.5%	1,764	18.7%
75-84 Years	4,720	2.7%	7,777	3.1%	3,057	64.8%
Older Than 85 Years	1,795	1.0%	2,267	0.9%	472	26.3%
TOTAL	174,820	100.0%	247,057	100.0%	72,237	41.3%
Median Age	29.6		30.1		0.5	1.7%

Source: 1990 – 2000 Census

Since 1980, City and County median age has been less than the statewide median. In 1980, the state median age was 28.7 years, while the City and County median ages were 27.6 years and 27.2 years, respectively. Each of the jurisdictions has steadily increased in median age much like the rest of the nation. By 2000, the state median age was 33.3 while the City's was 30.1 years of age.

Chart 1
Median Age Comparisons (1980-2000)

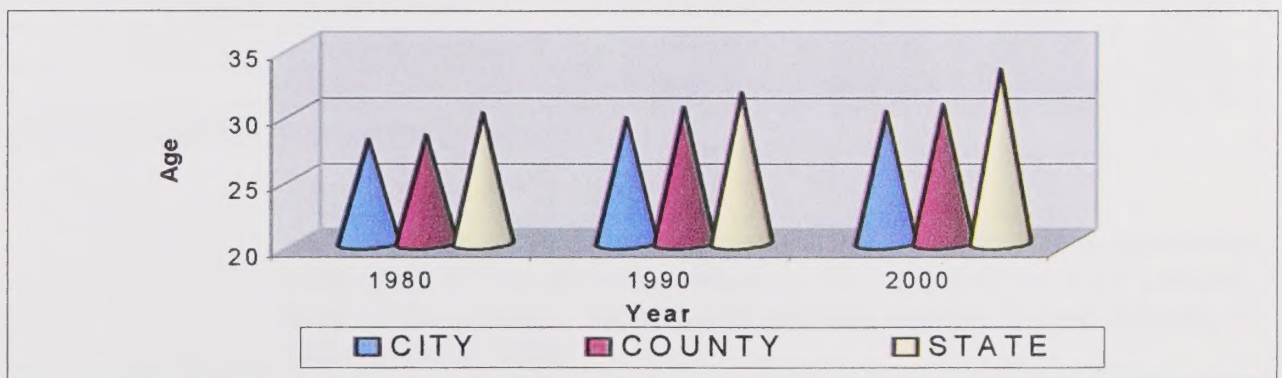


Table 8

Population by Race and Hispanic Heritage (1990-2000)

Race	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
White	127,018	72.6%	152,104	61.5%	25,086	19.7%
Black	16,509	9.4%	22,186	9.0%	5,677	34.4%
Native American	2,005	1.1%	3,205	1.3%	1,200	59.8%
Asian/Pacific Isl.	6,247	3.6%	10,967	4.4%	4,720	75.5%
Other	23,041	13.2%	46,570	18.8%	23,529	102.1%
Two or More Races	Not collected in 1990		12,353	5.0%	Cannot be compared	
TOTALS	174,820	100%	247,385	100%	72,565	41.5%
Hispanic ¹	35,854	20.5%	79,914	32.3%	44,060	122.9%

Source: 1990 – 2000 Census

There has been a very significant increase in the number of persons of Hispanic Heritage in the City of Bakersfield over the ten years between the 1990 and 2000 Census. This factor may also explain the increase in household size over the last two Census reporting years from an average 2.75 persons per household in 1990 to 2.92 at the present time since culturally it is not unusual for Hispanic households to be multigenerational. Three, even four, generations often share the same home. This could also be one of the reasons for the increase in overcrowded units over the last two Census reporting years, from 7.4 percent to 11.7 percent of all households. Another factor to consider is the secondary cultural impact with the increase in Asian families, who also tend to keep the older generations with them at home.

¹ Persons of Hispanic Heritage can be of any race; the number listed is the aggregate number

2.1.b. EMPLOYMENT TRENDS

According to the California Employment Development Department (EDD), the Kern County labor force consisted of 200,100 persons in 1990 and was estimated at 245,600 persons in 2000. This represents an annual average increase of 2.3 percent or 45,500 jobs. Services are the largest industry in the County, followed by farming and government. The three industries combined for 57.0 percent of the County labor force. At the same, the largest employment group in Bakersfield is management and professional (32 percent) followed by services. Farming is the smallest at 2.9 percent. This may be explained, at least in part, to the fact that the City of Bakersfield is precluded by Local Agency Formation Commission (LAFCo) action from having any agricultural lands within its sphere of influence.

Table 9

Kern County Employment By Industry (1990-2001)

Industry	1990		2001	
	Number	Percent	Number	Percent
Total Farm	29,500	14.7%	45,600	18.6%
Mining	13,300	6.6%	9,100	3.7%
Construction	10,100	5.0%	12,100	4.9%
Manufacturing (durable)	5,900	2.9%	5,900	2.4%
Manufacturing (non-durable)	4,500	2.2%	6,100	2.5%
Transportation, Communication, and Utilities	8,900	4.4%	11,200	4.6%
Wholesale Trade	8,400	4.2%	7,700	3.1%
Retail Trade	32,600	16.3%	36,900	15.0%
Finance, Insurance & Real Estate	6,300	3.1%	7,300	3.0%
Services	36,600	18.3%	50,100	20.4%
Federal Government	12,500	6.2%	9,400	3.8%
State & Local Government	31,500	15.7%	44,200	18.0%
TOTAL	200,100	100.0%	245,600	100.0%

Source: Employment Development Department

In 1990, Bakersfield had a much larger percent of the population employed in the services industry, 34.1 percent to 18.3 percent, than in the County. Retail trade was the second largest industry in Bakersfield in 1990.

Table 10

Bakersfield Employment By Occupation (2000)

Occupation	2000	
	Number	Percent
Farming, Forestry, Fisheries	3,024	2.9%
Construction	9,887	9.7
Services	17,912	17.6%
Sales	11,752	11.5%
Office and Administration	14,977	14.7%
Production	11,823	11.6%
Management and Professional	32,626	32.0%
TOTAL ALL OCCUPATIONS	102,001	100.0%
Source: 2000 Census		

According to EDD, there was an average of 102,260 persons in the Bakersfield labor force in 2001, which is comparable with the 2000 Census data. Generally, the unemployment rate has decreased since 1992 in the City and the County with the City unemployment rate consistently remaining lower than the Kern County rate. In 2001, the City unemployment rate was 7.7 percent and the County rate was 10.5 percent.

Table 11

Bakersfield Labor Force Trends (1990-2002)

Year	Labor Force	Employment	Unemployed	Unemployment Rate
1990	90,290	83,090	7,200	8.0%
1991	91,600	83,660	7,940	8.7%
1992	93,490	82,770	10,720	11.5%
1993	93,680	82,960	10,720	11.4%
1994	92,680	82,350	10,330	11.1%
1995	94,860	85,100	9,760	10.3%
1996	96,810	87,710	9,100	9.4%
1997	97,670	88,830	8,840	9.0%
1998*	97,820	89,080	8,740	8.9%
2001*	102,260	94,350	7,910	7.7%
Source: Employment Development Department * data not available for 1999 and 2000				

Between 1990 and 2001, employment in the City of Bakersfield increased at an average of 1.2 percent per year for a three year total of 4.5 percent.

According to the 2000 Census, 66.1 percent of the labor force that lived within the City, actually worked there as well. A total of 97 percent of all employed persons worked in the County. A strong majority of these workers are commuting alone by car (76.6 percent in 2000) but their commute is less than 30 minutes each way.

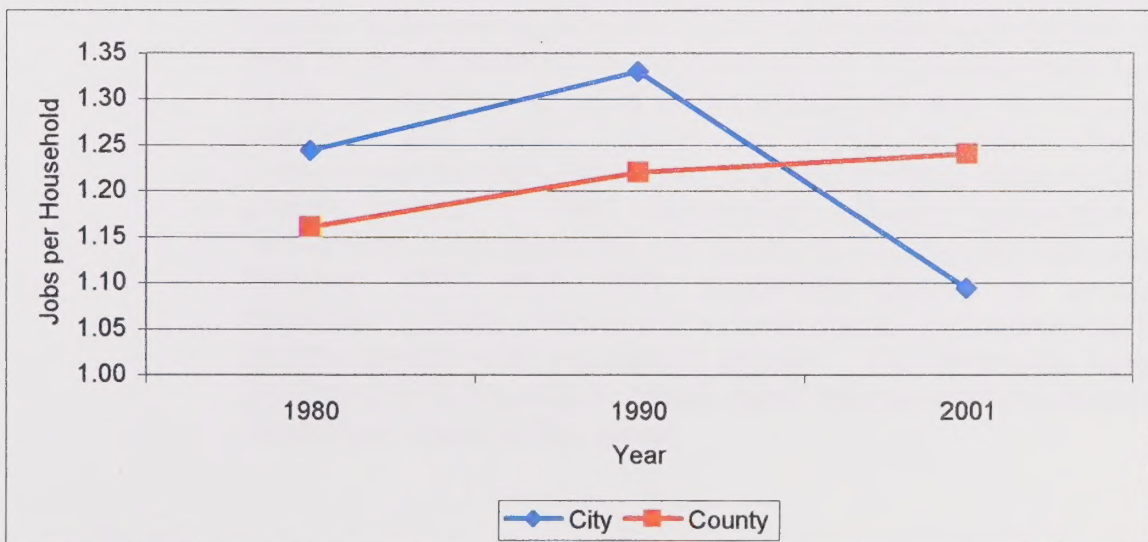
Table 12

Employment By Commuting Patterns (1980-1990)

Commuting Pattern	1980	1990	2000
Worked in Bakersfield	69.9%	71.2%	66.1%
Worked outside Bakersfield	30.1%	28.8%	
Source: 1980, 1990, 2000 Census			

Between 1980 and 1990, the City and County had fairly comparable job to household ratios, but in more recent years the County's job to household ratio continues to increase slightly while the City's is decreasing. Since 1990, the City's job per household ratio has decreased from 1.33 jobs per household in 1990 to 1.09 in 2001.

Chart 2
JOBS PER HOUSEHOLD (1990-2001)



***City of Bakersfield FJNAL 2002-2007 Housing Element
December 2002***

Listed below are the top 15 employers in the Kern County. Five have more than 2,000 employees. Kern County is the largest employer in the City

Table 13

Major Employers

Name	Industry	Number of Employees
Kern County	Government	7,475
Guimarra Farms	Agriculture	4,200
Grimmway Farms	Agriculture	2,500
Dole Bakersfield, Inc.	Food Processing	2,300
William Bolthouse Farms Inc.	Agriculture	2,000
Bakersfield Memorial Hospital	Medical	1,400
City of Bakersfield	Government	1,300
Bear Creek Productions		1,250
Mercy Healthcare-Bakersfield	Medical	1,200
Kern Medical Center	Medical	1,200
Texaco Exploration & production	Petroleum	1,100
Chevron Texaco	Petroleum Production	1,000
State Farm Insurance	Insurance	1,045
Aera Energy LLC	Crude Petroleum & Natural Gas	870
Cal State University Bakersfield	Education	800
Source: Bakersfield Chamber of Commerce		

2.1.c. HOUSEHOLD TRENDS

In 1970, 23,073 households resided in the City of Bakersfield and that number more than tripled over the last thirty years. Between 1980 and 1990, the City of Bakersfield added 22,844 households. Currently, there are 83,441 households, an increase of 20,941 households since 1990. The City increased by approximately 2,094 households a year since 1990, while increasing its land area from 61,244 acres to 73,026 acres.

Table 14

Household Trends (1970-2005)

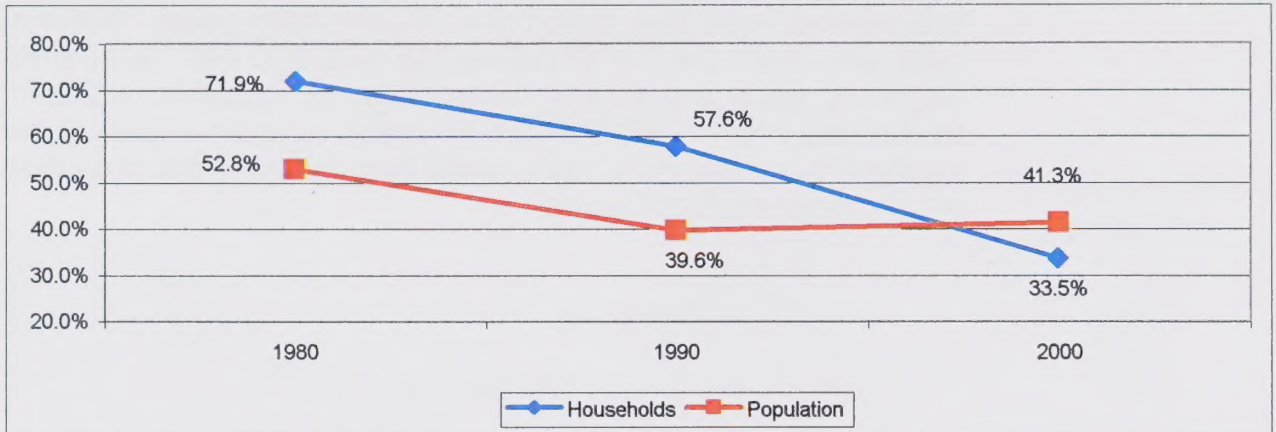
Year	Households	Numeric Change	Percent Change	Annual Percent Change
1970	23,073			
1980	39,656	16,583	71.9%	7.2%
1990	62,500	22,844	57.6%	5.8%
2000	83,441	20,941	33.5%	3.4%

Source: 1970-2000 Census

Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, there may be an increase in households due to: 1) young people leaving home, 2) divorce, 3) aging of the population and, 4) other social activities that cause people to occupy a new residence. Conversely, the population may increase in fairly static household growth periods. This relationship between population and households is illustrated by the difference in proportionate change. Between 1970 and 1980, household growth far exceeded population growth, while in more recent times, population has been slightly greater than household growth. The difference between population and household growth rates has resulted in a fluctuating household size over the years.

Chart 3

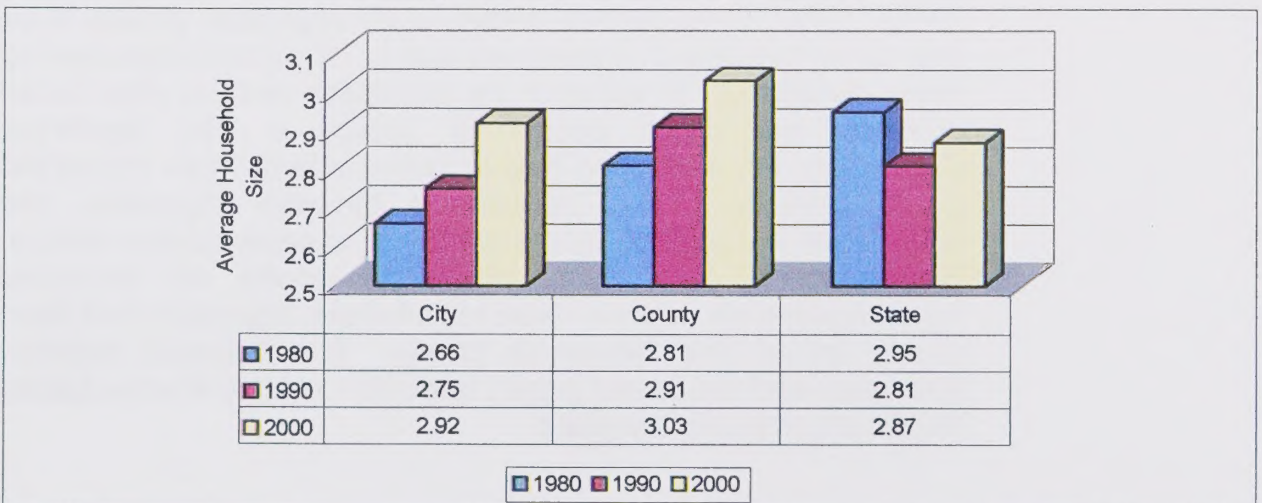
Population Change Versus Household Change (1980-2000)



The City of Bakersfield average household size has consistently remained smaller than Kern County and the State until the 2000 Census, which was slightly higher. At the same time, the State average household size has consistently remained less than the County's, except in 1980. For example, the City average household size was 2.75 persons per household in 1990, while the County average household size was 2.91 and the State average household size was 2.81.

Chart 4

Average Household Size (1980-2000)



In 1990, more than half of the Bakersfield population was in a one or two person household, which was comparable to the County. Between 1990 and 2000, two and four person households recorded the largest numeric increases. However, the larger households (five or more person) were the largest proportionate gainers between 1990 and 2000. Seven or more person households had the largest proportional increase over the time period with an increase of 109.0 percent. This is a reflection of the increase in Hispanic and Asian families moving to Bakersfield with cultures that tend to favor multigenerational households..

In 2000, the five or more person households represent nine percent of all households. The 3 and 4 person households represent 34.1 percent of the total households. With an increased in larger households, there will be a greater demand for three plus bedroom units. However, the demand for one and two bedroom units should continue since 1 to 2 person households constitute 49.7 percent of all households.

**Table 15
Persons Per Household Trends
(Bakersfield and Kern County – 1990-2000)**

	1990		2000		CHANGE	
	Number	Percent	Number	Percent	Number	Percent
CITY OF BAKERSFIELD						
1 person	14,314	22.9%	17,962	21.5%	3,648	25.5%
2 person	18,632	29.8%	23,492	28.2%	4,860	26.1%
3 person	11,040	17.7%	14,431	17.3%	3,391	30.7%
4 person	10,280	16.4%	14,045	16.8%	3,765	36.6%
5 person	5,095	8.2%	7,517	9.0%	2,422	47.5%
6 person	1,887	3.0%	3,377	4.0%	1,490	79.0%
7 person	1,252	2.0%	2,617	3.1%	1,365	109.0%
TOTAL	62,500	100.0%	83,441	100.0%	20,941	33.5%
KERN COUNTY						
1 person	36,501	20.0%	42,379	20.3%	5,878	16.1%
2 person	54,445	29.9%	59,384	28.5%	4,939	9.1%
3 person	30,862	16.9%	34,284	16.4%	3,422	11.1%
4 person	29,947	16.4%	33,462	16.0%	3,515	11.7%
5 person	16,995	9.3%	20,050	9.6%	3,055	18.0%
6 person	7,283	4.0%	10,056	4.8%	2,773	38.1%
7+ persons	6,083	3.3%	9,037	4.3%	2,954	48.6%
TOTAL	182,116	100.0%	208,652	100.0%	26,536	14.6%
Source: 1990, 2000 Census						

In 1980, 44.5 percent of the households were renters in the City. In 1990, the percent of renters increased slightly to 44.9 percent of the households, accounting for 45.6 percent of the household growth between 1980 and 1990. As a result of a concentrated effort on the part of the City to make homeownership affordable to all income levels, the increasing renter trends have been reversed and in 2000 renters represented 39.5 percent of all households.

It is estimated that 14,746 households occupy a unit in an apartment building with five or more units in the structure. That represents 44.7 percent of the renters in the City. The remainder occupies units in smaller buildings, duplexes, single family homes, or mobile homes.

TABLE 16
Households by Tenure Trends (1980-2000)

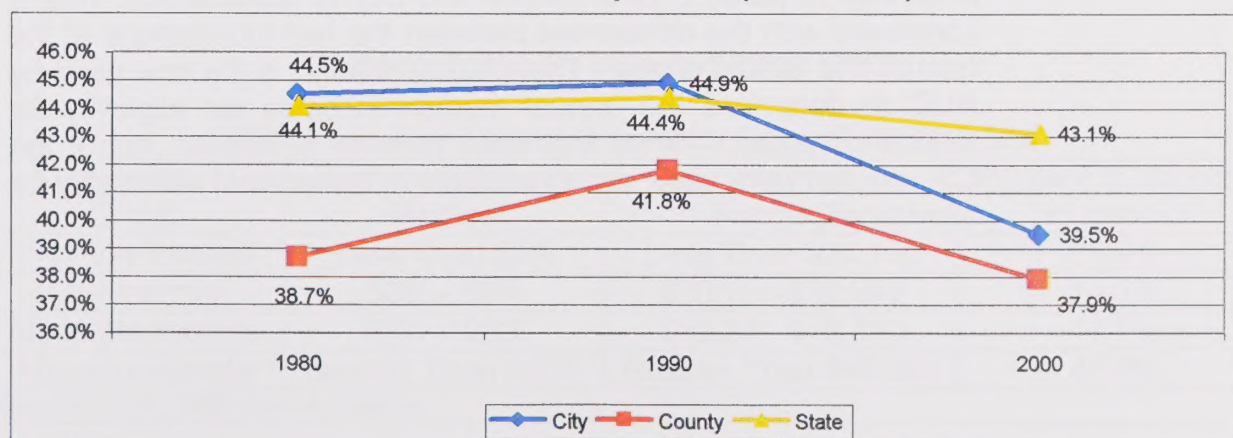
Tenure Type	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Owners	22,027	55.5%	34,430	55.1%	50,502	60.5%
Renters	17,629	44.5%	28,037	44.9%	32,939	39.5%
Total	39,656	100.0%	62,467	100.0%	83,441	100.0%

Source: 1980 - 2000 Census

Currently, the City of Bakersfield has a higher renter rate than the County but less than the State. In 1990, the County renter rate was 41.8 percent and the State renter rate was 44.9 percent, compared to 44.9 percent for the City. In 2000, the City exceeds the County renter rate by roughly 1.6 percent.

Chart 5

Renter Rate Comparison (1980-2000)



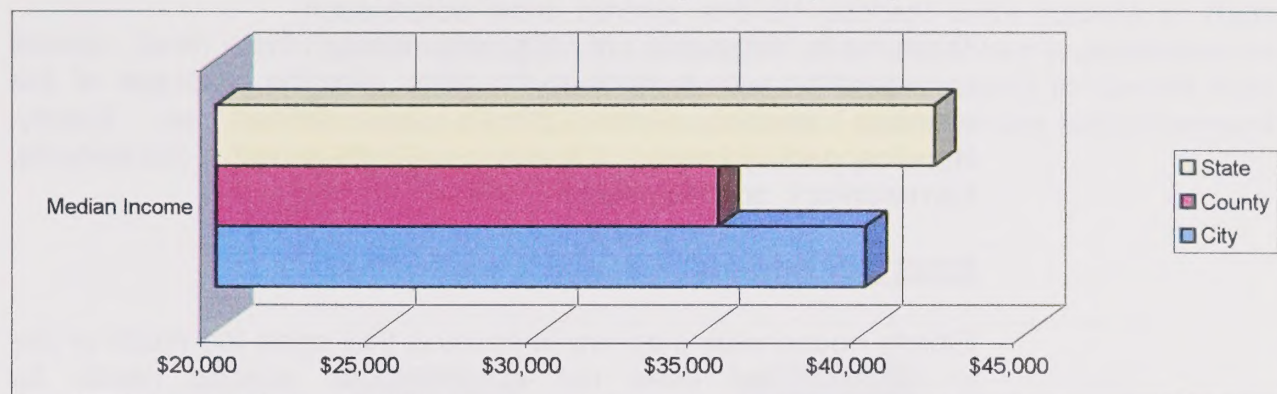
In 1990 almost 30 percent of all households in Bakersfield had incomes less than \$30,000 a year, and while the actual numbers in that category have increased slightly, the percentage of all households has declined to 25 percent. Households with incomes over \$75,000 a year almost tripled between the two Census years and fully 40 percent of all households in Bakersfield have incomes in excess of \$50,000 a year. Over the ten-year reporting period, the median income increased by 24.3 percent considerably less than the 76 percent increase between the 1980 and 1990 Census reports.

Table 17
Households By Income (1980-2000)

Income Groups	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$9,999	10,514	26.5%	9,029	14.4%	9,154	10.9%
\$10,000-\$19,999	10,923	27.5%	10,063	16.1%	11,790	14.1%
\$20,000-\$29,999	9,149	23.1%	9,608	15.4%	10,795	12.9%
\$30,000-\$39,999	4,923	12.4%	9,174	14.7%	10,978	12.1%
\$40,000-\$49,999	2,198	5.5%	7,721	12.4%	8,948	10.7%
\$50,000-\$74,999	1,285	3.2%	10,609	17.0%	15,748	18.8%
Greater Than \$75,000	664	1.7%	6,286	10.1%	17,088	20.4%
TOTAL	39,656	100.0%	62,500	100.0%	83,601	100.0%
Median Income	\$18,280		\$32,154		\$39,982	
Source: 1980, 1990, and 2000 Census						

The 2000 Census median income in Kern County is \$35,446 which is almost 13 percent lower than in the City of Bakersfield. This is consistent with the differences between the two jurisdictions at the time of the 1990 Census. The County median is the one used by HUD to determine the annual median incomes for eligibility for federal programs. Since that base number is smaller than if the City median were used, more residents of Bakersfield will qualify for assistance.

Chart 6
Median Income Comparison (2000)



The U.S. Department of Housing and Urban Development (HUD) estimates Area Median Income (AMI) for each county in the United States. These AMI figures are used to classify households into income groups (i.e., Very-low, Low, Moderate and Above-moderate). Many housing programs, such as Community Development Block Grant (CDBG), HOME and Low-Income Housing Tax Credit (LIHTC), utilize some form of the income groups to establish eligibility. For example, the HUD AMI figure for Kern County was \$40,300 in 2002 and the corresponding income groups were defined as Very-low (Less Than \$20,150), Low (\$20,151-\$32,240), Moderate (\$32,241-\$48,360) and Above-moderate (greater than \$48,360).

Generally, just over 40 percent of all households in Bakersfield can be classified as low or very low income. Conversely, another 42 percent are considered Above Moderate Income. The smallest economic component in Bakersfield is the mid-income households and less than 18 percent are considered Moderate Income,

Table 18

Households By Income Group (2002)

2002 HUD Area Median Income for Bakersfield: **\$40,300**

Income Group	Percent of County Median	Income Range (\$)	Percent of Market's Households
Very-low income	Less Than 50%	Less Than \$20,150	26.3%
Low-income	50% - 80%	\$20,151-\$32,240	14.1%
Moderate Income	80% - 120%	\$32,241-\$48,360	17.7%
Above-moderate	Greater Than 120%	Greater Than \$48,360	41.9%

Source: HUD, 2000 Datum Populus

2.1.d. SPECIAL NEEDS

There are segments of the community that need special consideration with regards to housing. For the purposes of this element, special needs groups are defined as: Elderly, Handicapped, Large Families, Single-parent Households, Farmworkers, and Homeless.

2.1.d(1) Elderly

Elderly households may live in housing that costs too much or live in housing that does not accommodate specific needs for assistance. In this case, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all social, economic and physical characteristics of the elderly community. The senior population of Bakersfield is defined as persons over the age of 65 years.

In 1980, there were 9,726 senior households, which represented 9.2 percent of the total population in the City. Between 1980 and 1990, the senior population increased at 4.6 percent annually, on average, slightly less than the rate of general population growth. Since 1990, the senior population growth rate has exceeded the City's general population growth rate.

In the 2000 Census there were 13,494 senior households estimated in the City, constituting 16.2 percent of the total City households. Comparatively, 16.1 percent of the City's households were 65 plus in 1990, while the County's and State's proportion of senior households was 18.8 percent and 19.3 percent, respectively. Most likely, the demand for senior housing options will increase as the baby boom generation ages.

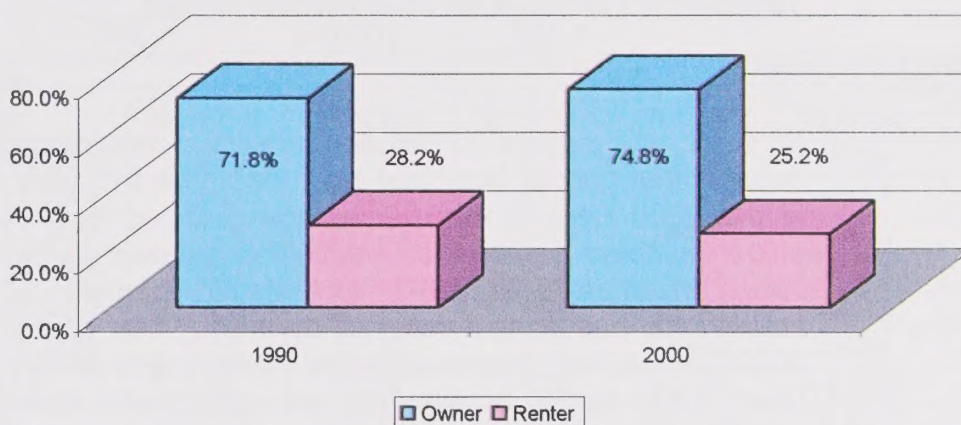
Table 19
Senior Population Trends (65+)

Year	Number	Change	% Change	Annual % Change
1980	9,726			
1990	14,173	4,447	45.7%	4.6%
2000	21,681	7,508	53.0%	5.3%

Source: 1980 – 2000 Census

In 1990, 28.2 percent of the senior households were renters, resulting in 2,842 senior renters. In the State, 27.7 percent of senior households were renters and 21 percent were renters in Kern County. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. In 2000, the proportion of senior renters had decreased to 25.2 percent or 3,400 households.

Chart 7
Senior Households By Tenure (1990- 2000)



In the 2000 Census, a slight majority of the senior population (48.1 percent) live in family households, which are defined as a householder living with one or more persons related by birth, marriage or adoption.

The remainder of the senior population is in non-family households (43.1 percent) or group quarters (8.8 percent). Non-family households are persons living alone or with non-relatives only. Most seniors in group quarters (74.6 percent) are institutionalized in skilled nursing, intermediate care or congregate care facilities while 16.3 percent are in non-institutionalized group quarters.

Table 20
Seniors By Household Type (1990-2000)

Household Status	1990		2000	
	Number	Percent	Number	Percent
In Family Households	5,405	48.0%	7,126	48.1%
In Non-Family Households	4,674	41.5%	6,388	43.1%
In Group Quarters	1,185	10.5%	1,324	8.8%
TOTAL	11,268	100.0%	14,818	100.0%
Source: 1990 - 2000 Census				

Table 21
Senior Group Quarters Population (1990 - 2000)

Type	1990		2000	
	Number	Percent	Number	Percent
Institutionalized Group Quarters	1,087	91.7%	1,130	83.7%
Non-institutional Group Quarters	98	8.3%	220	16.3%
Total	1,185	100.0%	1,350	100.0%
Source: 1990 - 2000 Census				

In 1990, 40 percent of all senior citizen households (with the householder age 65 plus) had incomes below \$15,000. By the time of the 2000 Census that percentage declined to 27 percent and actual numbers declined as well. The greatest gains were in the upper incomes. In 1990 just eleven percent of all senior households had annual incomes over \$50,000. At the time of the 2000 Census that income category increased to almost 24 percent. Over 3,300 senior households are considered Above Moderate Income. The middle income groups represent almost half of the senior households – quite a bit different than all households where the middle income households in the smallest component of the economy.

Eligibility for federal programs is based on the median income of the county in which the project or program is located. In this case, eligibility will be based on the HUD Median Income of \$40,300. Using that as the basis

Very Low Income are households with annual incomes less than \$20,150 – they represent 37.2 percent of all senior households.

Low Income households have incomes between \$20,151 and \$32,240 – they represent 18 percent of all senior households.

Moderate Income households have annual incomes between \$32,241 and \$48,360 – 19.1 percent of senior households meet that criteria.

Senior households with incomes classified as Above Moderate Income represent 25.7 percent of all senior households.

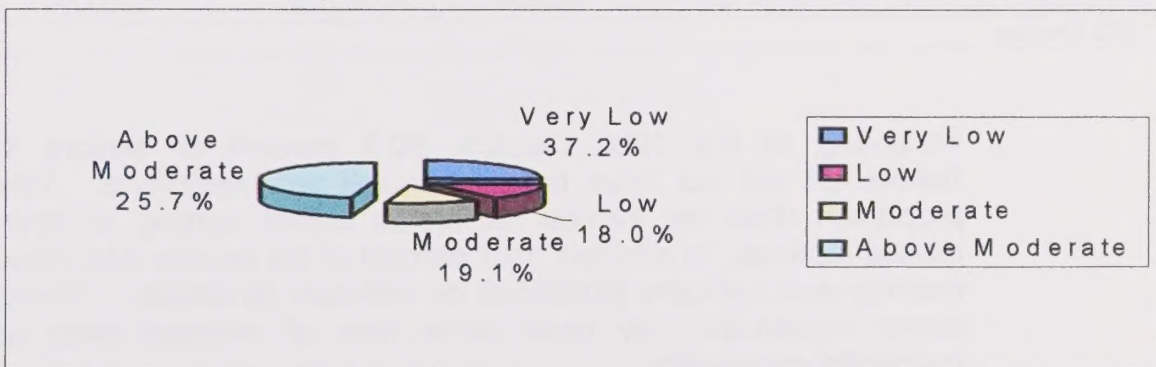
It should be noted, that the median senior household income of \$29,345 is 36 percent lower than the City-wide median of \$39,982. This difference puts the lower-income senior households at a significant disadvantage when considering market rate housing choices since general households have the ability to pay higher housing prices and rents, which then leads to increasing housing prices and rents.

Table 22
Senior Households By Income (1990-2000)

Income Range	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$9,999	2,803	27.8%	1,894	13.9%	-909	-32.4%
\$10,000-\$14,999	1,347	13.4%	1,804	13.3%	+457	+33.9%
\$15,000-\$24,999	2,128	21.1%	2,848	21.0%	+720	+33.8%
\$25,000-\$34,999	1,381	13.7%	1,912	14.1%	+531	+38.4%
\$35,000-\$49,999	1,266	12.6%	1,899	14.0%	+633	+50.0%
\$50,000-\$74,999	615	6.1%	1,610	11.8%	+995	+161.9%
\$75,000 +	539	5.3%	1,624	11.9%	+1,085	+201.3%
TOTAL	10,079	100.0%	13,591	100.0%	3,512	+34.8%
Median Income	\$20,828		\$29,345		\$8,517	+40.9%

Source: 1990 and 2000 Census

Chart 8
Senior Households By Income Group (2002)



An important statistic to measure the affordability of housing in the City of Bakersfield is 'overpayment'. Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's gross income.

According to the 1990 Census, 75.3 percent of the senior renter households were in overpayment situations and 19.3 percent of owner households were overpaying for shelter in Bakersfield. In California, 64.4 percent of the senior renters and 17.6 percent of owner households overpay for shelter. In Kern County, 65.4 percent of the senior renters and 18.9 percent of the senior owners overpay for shelter. Also, 55.1 percent of the Nation's senior renters were overpaying and 18.7 percent of the owners were overpaying.

In Bakersfield, 30.9 percent of senior households are paying more than 35 percent of their income toward shelter, a majority of which are renters. These senior households are cost burdened and would benefit from publicly assisted housing or other types of public assistance.

Table 23
Senior Households By Shelter Payment (1990)

Percent of Income to Shelter	Senior Renters		Senior Owners	
	Number	Percent	Number	Percent
Less Than 20%	278	10.2%	3,915	64.3%
20 to 24%	226	8.3%	586	9.6%
25 to 29%	167	6.2%	408	6.7%
30 to 34%	292	10.8%	212	3.5%
Greater Than 35%	1,752	64.5%	964	15.8%
TOTAL	2,715	100.0%	6,085	100.0%
Source: 1990 Census				

According to the 1990 Census, 80.3 percent of seniors in Bakersfield did not have mobility or self-care limitations. This proportion does not include seniors in skilled nursing or other related facilities. In addition, 10.7 percent of the seniors had either mobility and self-care limitations or self-care limitations. These senior individuals may need some type of assisted living or residential care facility.

Table 24
Seniors By Limitation Type (1990)

Senior Limitation Type	Percent
Mobility Limitation Only	8.9%
Self-care Limitation Only	3.8%
Mobility and Self-care Limitation	6.9%
No Mobility or Self-care Limitation	80.3%
Source: 1990 Census	

There are several types of services and facilities available for senior citizens, including:

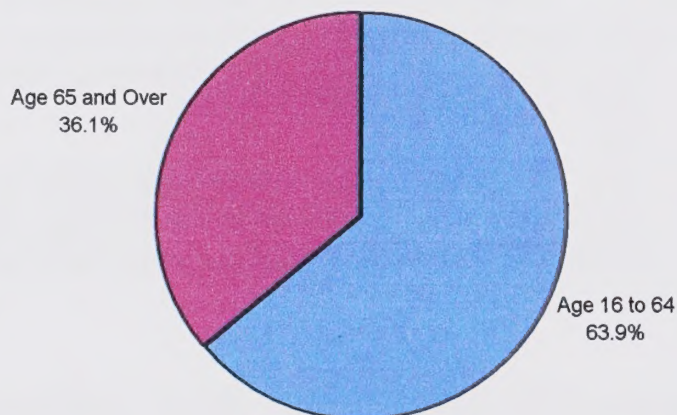
- **Subsidized Housing:** Bakersfield has four subsidized independent living housing complexes specifically targeted for seniors. These are: the Plaza Towers, Plaza Towers Annex, Sunny Lane Village, and Saint John's Manor. These complexes contain 318 housing units.
- **Licensed Residential Care Facilities:** According to the California Department of Social Services, there are 46 licensed residential care facilities located in Bakersfield. These facilities have a total capacity of 1,002 beds. Some of the larger facilities include: Rosewood with 220 beds, Laurel Springs with 150 beds, Redwood Village with 99 beds, and Hearthstone with 87 beds.
- **Adult Day Care:** Another care option for seniors is the use of adult day care facilities. In the City, there are nine facilities with a capacity of 724 persons that provide this service.

2.1.d(2) Disabled Persons

Three types of disabled persons are considered as having special housing needs: Physically, Mentally, and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility within housing.

For the purposes of this section, disabled persons have mobility or self-care limitations. In 1990, a total of 7,002 persons lived in the City with self-care and/or mobility limitations, excluding persons in group quarters. Of these, 63.9 percent or 4,473 persons were between the ages of 16 and 64 and the remaining 2,529 were 65 years of age or older. In 1990, persons 16 years of age or older with self-care and/or mobility limitations represented 4.0 percent of Bakersfield's population. If the proportion of persons with self-care and/or mobility limitations the Bakersfield population were to remain the same through the 2000 Census, approximately 9,895 persons would have these limitations in 2000.

Chart 9
Disabled Persons by Age (1990)



The 1990 U.S. Census estimates that one-half of the disabled persons in the City have a work disability and might need some form of housing assistance. However, the proportion of disabled persons with a work disability significantly increases with age, so only 8.5 percent or 9,229 disabled persons between 16 and 64 years of age are estimated to have a work disability in the City.

Table 25
Disabled Persons By Age and Work Disability Status (1990)

Work Disability Status	16-64 years		65 Years of Age		TOTAL	
	Number	Percent	Number	Percent	Number	Percent
With a work disability	9,229	8.5%	5,525	37.1%	14,754	12.0%
No work disability	99,293	91.5%	9,356	62.9%	108,649	88.0%
TOTAL	108,522	100.0%	14,881	100.0%	123,403	100.0%
Source: 1990 Census						

According to the 1994-1995 National Survey of Income and Program Participation (SIPP), 52.4 percent of persons 21 to 64 years of age with a disability were employed. Hence in 2000, 2,807 of the 5,897 disabled persons between the ages of 16 and 64 (63.9 percent of 9,229) can be anticipated to need some form of residential assistance.

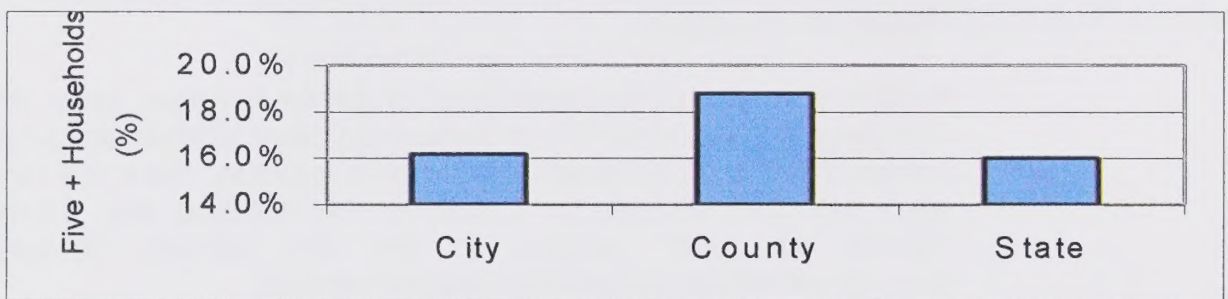
According to the State Department of Social Services, there are 135 group homes in the City of Bakersfield. Most of these are small homes serving six or fewer residents. In addition, there are nine adult day care facilities for a total of 144 facilities with a total capacity of 1,561 persons in the City serving mentally, developmentally and physically disabled persons.

2.1.d(3) Large Families

For the purposes of this section, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multifamily market. This sub-section explores the availability of larger housing units in Bakersfield.

In the 2000 Census, 16.2 percent of the households in the City of Bakersfield consisted of five or more persons. At the same time, the County had 18.8 percent and the State had 16.0 percent.

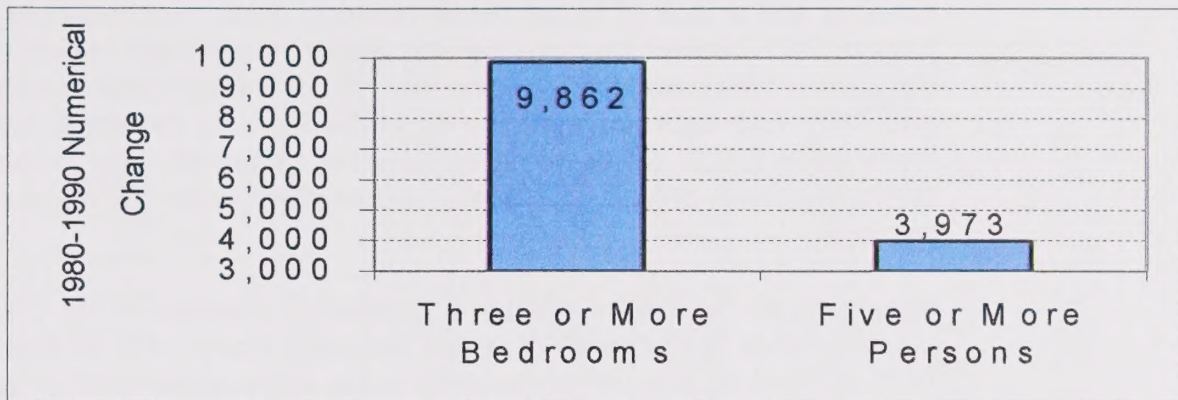
Chart 10
Large Family Comparison (2000)



In the City, the proportion of five or more person households has been increasing over time. For example, 10.8 percent (4,261 households) of the persons were in five or more person households in 1980 and 13.2 percent (8,234 households) of the population were estimated to reside in five or more person households in 1990.

Between 1980 and 1990, the City of Bakersfield experienced an increase of 3,973 large family households while 13,835 three or more bedroom housing units were built during the same time period. As a result, a surplus of 9,862 larger housing units was measured for the 1980-1990 period.

Chart 11
Large Housing Unit and Large Family Comparison



Overcrowding is defined by the Census as more than one person per room living in a housing unit.. Generally, a room is defined as living room, dining room, kitchen, bedroom(s) and finished recreation room.

In 1990, 7.4 percent of the households in the City were considered overcrowded by 2000 that percentage increased to 11.7 percent. That represents 9,751 overcrowded units. The situation is even more critical for rental households where almost 19 percent live in overcrowded conditions.

Table 26
Overcrowding (1980-2000)

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Bakersfield	3,159	5.5%	4,593	7.4%	9,751	11.7%
Kern County	17,615	9.9%	19,082	10.5%	31,345	15.0%

Source: 1980, 1990, 2000 Census

Table 27
Overcrowding Trends – Bakersfield (1990-2000)

Owner Households	Household Size	Renter Households
50,394	Total Units	33,034
2,104	1.01 – 1.50 persons	3,091
1,075	1.51 – 2.00 persons	1,991
393	2.01 + persons	1,097
3,572	TOTAL	6,179
7.1%	PERCENT	18.7%
	Grand Total	
	9,751 Households -11.7%	

Source: 2000 Census

Approximately 3,491 renter households and 1,102 owner households were overcrowded in 1990. This situation is affected by large renter households unable to afford the larger ownership housing and a lack of larger rental housing units. For example, a total of 746 - seven or more person renter households resided in the City in 1990, while there was only 59 - five bedrooms or larger and 453 - four bedroom rental units in the City. At the same time, there were 5,926 owner occupied housing units with four or more bedrooms and only 1,410 owner households with six or more persons.

According to the 1990 Census, a substantial number of the City's housing stock is anchored in a few bedroom types. For example, 70.6 percent of the renter housing units were either one or two bedrooms and 76.1 percent of the owner housing units were either three or four bedroom units. These unit types are considered more versatile in the housing market, and consequently are built more frequently.

Table 28
Households By Tenure By Bedroom Type (1990)

Bedroom Type	Owner Households		Renter Households	
	Number	Percent	Number	Percent
0 BR	32	0.1%	1,559	5.6%
1 BR	1,128	3.3%	7,043	25.1%
2 BR	6,611	19.2%	12,765	45.5%
3 BR	20,733	60.2%	6,158	22.0%
4 BR	5,467	15.9%	453	1.6%
5+ BR	459	1.3%	59	0.2%
TOTAL	34,430	100.0%	28,037	100.0%

Source: 1990 Census

**Table 29
Households By Tenure By Size (1990-2000)**

Household Size	Owner Households				Renter Households			
	1990		2000		1990		2000	
	#	%	#	%	#	%	#	%
1 Person	6,054	17.6%	8,420	16.7%	8,422	30.0%	9,542	25.6%
2 Persons	11,627	33.8%	15,553	30.8%	7,165	25.6%	7,939	21.8%
3 Persons	5,960	17.3%	8,672	17.2%	5,026	17.9%	5,759	15.3%
4 Persons	6,341	18.4%	9,421	18.7%	3,907	13.9%	4,624	11.9%
5 persons	3,038	8.8%	4,849	9.6%	1,826	6.5%	2,668	5.5%
6 Persons	872	2.5%	2,066	4.1%	945	3.4%	1,311	2.9%
7+ Persons	538	1.6%	1,521	3.0%	746	2.7%	1,096	2.3%
TOTAL	34,430	100%	50,502	100%	28,037	100%	32,939	100%
Source: 1990 - 2000 Census								

The number of large families has been increasing in Bakersfield and consequently demand will increase for larger homes with more bedrooms. Although the supply of larger housing units has met the demand in the past, overcrowding is increasing and occurring in the larger families. Bakersfield will continue to offer a balance of bedroom types through the encouragement of many rental sizes and ownership programs.

2.1.d(4) Farmworkers

At the time of the 2000 Census, only 2.9 percent of employed persons in Bakersfield worked in "farming, fishing and forestry." This represents 3,024 persons of which many of them could be employed in "forestry" positions with the Bureau of Land Management, State Department of Conservation, Fish and Game, the California Farm Labor Contractor Associates – all located in Bakersfield.

Farmworkers have not been identified by the City in any of the surveys, public participation programs, or the Consolidated Plan as a "special needs" group.

This primarily because the City of Bakersfield is expressly precluded, by the Local Agency Formation Commission (LAFCO), from having agricultural land within its incorporated boundaries or within the boundaries of their Sphere of Influence .

Farmworkers tend to live near the fields they work in.

All farmworker housing in the County is located in the County's Northern San Joaquin Planning Area which includes the cities of Delano, McFarland, Shafter, and Wasco.

The City of Bakersfield welcomes the development of farmworker housing in any zone that permits the type of housing being built (i.e., multifamily or single family) without any special conditions as the result of it being for farmworkers. In fact, in 2001 the City of Bakersfield approved the development of an apartment complex being sponsored by the United Farm Worker Union in the City's Old Kern Downtown Redevelopment Area. However, the project was not awarded Low Income Housing Tax Credits (LIHTC) by the State of California Tax Credit Allocation Committee. The Union may submit another Tax Credit application in the future, with full City support. In addition, the City has established a program to provide incentives for developers to build larger units (three and four bedrooms) which could also accommodate the larger farmworker family. The City is committed to permitting farm labor housing in any residential zone that accommodates the type of housing being planned. They will assist the United Farm Workers Union, or any other sponsor, to develop farmworker housing.

THE FOLLOWING DATA WAS EXCERPTED FROM THE KERN COUNTY HOUSING ELEMENT APPROVED BY THE STATE IN SEPTEMBER 2002 AND PROVIDES A COMPLETE ANALYSIS OF FARMWORKER HOUSING IN THE COUNTY, WHICH COVERS THE CITY OF BAKERSFIELD.

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field).

According to the 1990 census, there were 18,112 Kern County residents employed in farming, forestry, or fishing occupations. The California Employment Development Department (EDD) maintains annual statistics on the number of agricultural jobs reported by employers throughout the County by Standard Industrial Classification (SIC) code. In calendar year 2000, 994 agricultural establishments were recorded in Kern County (exclusive of veterinary and landscape services), supporting a monthly average of 47,550 agricultural workers. The average deviation in monthly employment from the monthly average employment was measured at 8,700 workers, indicating the high variability in employment throughout the year, and the seasonal nature of many of the area's crops.

Historically, many migrant agricultural workers resided in farm labor camps throughout the County. However, similar to areas throughout the State, many farm operators have shifted away from hiring their own workers, and instead use farm labor contractors to provide needed agricultural labor, particularly for migrant or seasonal labor. The farm operators are thus not directly involved with employing their workforce, and have also removed themselves from providing housing for the workers, which is typically economically unfavorable. This trend is borne out by a significant decline in privately owned farm labor camps in Kern County, decreasing from 71 camps in 1986, to 33 camps in 1993, and 18 camps in 2002. Table 9 identifies the remaining 18 camps, 12 of which are year round camps and 6 which are seasonal, and provide housing for

469 employees. Discussion with the County Environmental Health Services Department responsible for monitoring these privately owned camps indicates the demand for seasonal housing has also decreased as fewer seasonal crops are being produced, such as lettuce, and that most agricultural workers in the County are full-time residents.

TABLE 30

**KERN COUNTY HOUSING ELEMENT - TABLE 9
PRIVATELY OWNED FARM EMPLOYEE HOUSING FACILITIES**

NAME	NUMBER OF EMPLOYEES	MONTHS OCCUPIED PER YEAR
BONANZA FARMS	16	12
WHEELER HIGHWAY 99	9	12
WHEELER ADOBE	7	12
PARAMOUNT 27	5	12
PARAMOUNT BELRIDGE	28	12
OPAL FRYE	15	12
WESTFARMERS	8	12
CAUZZA	7	12
JIMMIE ICARDO	7	12
GVC 37	72	7-10
GVC 23B	120	7-10
GVC 10A	11	7-10
GVC 10B	90	7-10
KOVACEVICH CLARK	15	6-8
KOVACEVICH HILDEBRAND	45	6-8
SPRING FARMS	6	12
BELRIDGE DRILLING	8	12
SAN EMIGDIO	5	12
TOTAL	469	

In addition to privately owned farm labor housing, Kern County Housing Authority operates and owns farmworker housing in the San Joaquin Valley areas of the County. The Housing Authority operates both year round and seasonal housing, as presented in Table 10.

Table 31
KERN COUNTY HOUSING ELEMENT TABLE 10
PUBLICLY OWNED FARMWORKER HOUSING

NAME	LOCATION	NUMBER OF UNITS
YEAR ROUND HOUSING		
INTERNATIONAL VILLAGE	DELANO	54
USDA SHAFTER	SHAFTER	100
SUN GARDEN VILLAGE	ARVIN	50
H.R. OLSON HOMES	LAMONT	50
RUBEN J. BLUNT	LAMONT	27
SEASONAL HOUSING		
NORTH SHAFTER VILLAGE	SHAFTER	80
SUNSET FARM LABOR CENTER	LAMONT	130

SOURCE: KERN COUNTY REGIONAL HOUSING ALLOCATION PLAN, MAY 2001

NOTE: In addition, the 89 unit Arvin Farm Labor Center, is closed for reconstruction and will open in April 2003. It is funded by the State Office of Migrant Services.

The special housing needs of agriculture workers arise from three main factors:

- 1. *Limited Income*** - Farmworkers typically earn very low incomes. According to the Employment Development Department, the average annual pay for agriculture workers in Kern County was \$16,220 in 2000. These wages do represent a 20% increase from 1997 when agricultural wages averaged \$13,414.
- 2. *Overcrowding*** - Because of their very low incomes, farmworkers have limited housing options and frequently live in overcrowded conditions to afford rents. A Statewide survey indicates that overcrowding is prevalent and a significant housing problem among farmworkers (The Parlier Survey, California Institute for Rural Studies, 1997).
- 3. *Substandard Housing Conditions*** - The County receives ongoing complaints about farmworkers living in overcrowded trailers, garages, converted animal barns and storage sheds, and of people living in self-constructed barracks. During peak harvest season, there is a particular shortage of suitable housing, with some workers and their families forced to sleep in fields, orchards or in their vehicles.

For the majority of agricultural workers in the County who are full-time residents, their housing needs are best met through the provision of permanent affordable housing. The County is actively involved in provision of permanent housing suitable for farmworkers, and has over 1,000 affordable rental units and 950 ownership units assisted through Rural Development (formerly Farmer's Home), as well as several self-help housing developments targeted to farmworkers. The County has established the provision of larger units (3+ bedrooms) as a high priority to address the needs of farmworkers, and continues to provide funding support for affordable projects for large families. In terms of housing for migrant farmworkers, the County's zoning regulations facilitate the provision of such housing by permitting temporary (less than 120 days per year) farmworker housing in the Exclusive Agriculture District, and permanent farmworker housing along with other residential types in the Limited Agriculture District.

This ends the excerpt from the Kern County Housing Element.

2.1.d(5) Single-parent Households

At the time of the 1990 Census, there were 7,293 single parent households in Bakersfield, 79 percent of which were female head of household. Ten years later, there are 11,042 single parent households and 75 percent are female. The largest disparity comes in the poverty status where over 82 of the single parent households with incomes at or below the poverty level are headed by single women with children.

The City of Bakersfield recognizes the needs of female single-parent households. During the last housing element reporting period the City specifically designated 50 new Section 8 rental subsidy vouchers for female head of households. The quantified objective for this housing element is for 50 new units (sales and rental) and 50 new Section 8 rental subsidy vouchers for female single-parent households.

**Table 32
Single Parent Households**

Category	Number	Percent	Percent of Total Households
Total Single Parent Households			
Male Head of Household	2,804	25.4%	3.4%
Female Head of Household	8,238	74.6%	9.8%
Total	11,042	100.0%	13.2%
Single Parent Households Below Poverty Level			
Male Head of Household	865	17.7%	1.0%
Female Head of Household	4,024	82.3%	4.8%
Total	4,889	100.0%	5.8%
Source: 1990 Census			

2.1.d(6) Homeless Persons (Persons in Need of Emergency Shelter)

The 1990 Census provided a point-in-time count of the homeless population in the City of Bakersfield. The 1990 Census figures classified approximately 380 persons as homeless in "sheltered" facilities in Bakersfield. The Census data was never intended to be a complete count of all homeless persons in the City. It is a snapshot in time and reflects the number of homeless persons "sheltered" on a particular night.

Table 29 summarizes shelter occupancy in "person shelter days" for the period 1995 through 1999. A person shelter day may be defined as one person staying in a shelter for one night; it is a measure of occupancy for the shelter facility.

Table 33

Bakersfield Shelter Occupancy

Time Period		Bakersfield Homeless Center	Bakersfield Rescue Mission	Alliance Against Family Violence	Desert Counseling Clinic	Total
1995	Annually	48,023	26,727	5,107	8,669	88,526
	Daily*	132	73	14	24	243
1996	Annually	44,101	23,746	5,971	12,120	85,640
	Daily*	121	65	16	33	235
1997	Annually	41,470	29,075	4,239	14,856	89,640
	Daily*	114	80	12	41	246
1998	Annually	42,761	39,164	5,787	13,732	101,444
	Daily*	117	107	16	38	278
1999	Annually	37,654	60,356	7,834	11,982	117,826
	Daily*	103	165	21	33	323

Source: City of Bakersfield Consolidated Plan 2005, Bakersfield Homeless Center, *Statement for Case for Support*, January 1999.

Note: * Daily total is calculated using the annual total and dividing by 365 (the number of day in a year).

The City is sensitive to the needs of the homeless population and provides funding to those service providers listed in the above table. Over the next five years the City of Bakersfield has a stated objective to assist service providers in contacting and assisting the needs of at least 2,500 homeless families and individuals and to provide referral services to 5,000 homeless persons, In addition

they anticipate performing case management for an additional 250 homeless families and individuals.

They intend to expand existing shelter space or develop a new shelter space to accommodate at least 50 additional persons or family members and expand the vendor voucher programs for areas where shelters are not available. They also intend to develop 24 additional transitional housing units.

Homeless shelters are defined in the City of Bakersfield code as "food and/or shelter service agency" and not a "residential use of property." As a result they are permitted in all zone districts, subject to a Conditional Use Permit (CUP). In this case, a CUP is presented to the Planning Commission for decision at a public hearing. The City of Bakersfield Planning Commission approved the existing Bakersfield Homeless Shelter in an industrial area near the downtown over citizen protests.

The City does not condition the use of the site or structure. The only conditions imposed are those associated with zoning, set backs, similar items. These conditions run with the land and may continue under successive owners. The conditions of a typical approval are as follows:

- Daily clean up of litter, trash and debris
- Building permits are required for structural improvements
- Total occupancy shall be consistent with the Uniform Building Code and Uniform Housing Code.
- A minimum of five off street parking spaces shall be provided
- At least one staff person shall be on site at all times
- If there are more than six clients on the site, the site shall be landscaped
- The building shall comply with the disability accessibility requirements
- The transportation impact fee will be reviewed and assessed if necessary
- The applicant must contact the City of Bakersfield Solid Waste Division to establish appropriate service
- The applicant shall obtain any and all state or county licenses required for the facility
- A fire alarm system shall comply with CFC & CBC requirements
- Based on the number of applicants, the appropriate fire sprinkler system may be required within 90 days. Contact the Fire Marshal

2.2 INVENTORY OF RESOURCES**2.2.a. EXISTING HOUSING CHARACTERISTICS**

Between 1990 and 2000 the City had an estimated increase of over 2,500 multifamily (two or more units per structure) dwelling units. In 2000, 69.0 percent (19,683 units) of the housing in the City were single-family units. Proportionally, single-family construction increased by 47.8 percent for 1990 to 2000, while multifamily new construction increased by 11.4 percent. During the same time period, single-family units in Kern County increased by 20.2 percent and multifamily units increased by 9.6 percent proportionally.

Table 34
Housing Units By Type – 1980 to 2000

Housing Type	1980		1990 ¹		2000 ²	
	Number	Percent	Number	Percent	Number	Percent
City of Bakersfield						
Single-family	27,392	64.1%	41,207	62.7%	60,890	69.0%
2-4 Units	4,371	10.2%	8,888	13.5%	10,130	11.5%
5+ Units	9,925	23.2%	13,568	20.6%	14,884	16.9%
Mobile Home	1,052	2.5%	2,052	3.1%	2,358	2.6%
TOTAL	42,740	100.0%	65,715	100.0%	88,262	100.0%
Kern County						
Single-family	108,881	70.6%	133,482	67.7%	160,440	69.3%
2-4 Units	12,715	8.2%	19,820	10.0%	20,798	9.0%
5+ Units	19,066	12.4%	20,708	10.5%	23,637	10.2%
Mobile Home	13,475	8.7%	23,210	11.8%	26,689	11.5%
TOTAL	154,137	100.0%	197,220	100.0%	231,564	100.0%

Source: 1980, 1990, 2000 Census, State Department of Finance (DOF) January 2000 estimates

2.2.b. HOUSING CONDITIONS

According to the 1998 California Statewide Housing Plan Update, 12 percent of the State's housing stock was substandard. This is just about the same rate of substandard homes in Kern County as counted by KernCOG for a Housing Condition Survey conducted in September 1999.

¹The other category is not included in Table 30 Housing Units by Type for 1990 as it is not available for the 1980 and 2000 Census. The other category for 1990 represents 460 housing units in the City of Bakersfield and 1,416 in Kern County.

² The 2000 Housing Units by Type calculation is based on the 2000 Census "Total Housing Units" and the Department of Finance "Housing units by Type" ratios.

The KernCOG 1999 survey is the most recent survey for all incorporated cities and unincorporated communities in Kern County. It was based on a statistical analysis of the assessed value of parcels supported by an extensive windshield survey. Housing conditions were aggregated by neighborhood and reported by city, community, and county areas.

**Table 35
Housing Units By Condition (1999) - Kern County**

COMMUNITY	Units Needing Minor Repair	Units Needing Substantial Repair	Units Needing Demolition	Standard Units
Bakersfield	5.4%	1.0%	1.0%	92.6%
Arvin	11.4%	3.2%	0.69%	84.7%
California City	6.5%	0.55%	1.7%	91.3%
Delano	13.7%	2.3%	0.65%	83.4%
Maricopa	21.4%	10.7%	3.1%	64.9%
McFarland	15.5%	4.7%	1.2%	78.7%
Ridgecrest	6.3%	1.1%	3.6%	89.0%
Shafter	17.8%	4.9%	3.7%	73.7%
Taft	21.5%	13.4%	3.5%	61.6%
Tehachapi	12.3%	1.5%	1.3%	84.9%
Wasco	14.0%	2.8%	3.1%	80.2%
Unincorporated County	10.4%	2.8%	1.8%	85.0%
Kern County	8.7%	2.1%	1.6%	87.5%

Source: 1999 KernCOG

Substandard is defined as either suitable for rehabilitation or in need of replacement. Of the substandard housing units, a majority (68.6 percent or 1,198 housing units) is identified as suitable for rehabilitation and the remaining 548 housing units are most likely in need of replacement.

Just over 39 percent of the housing in the City of Bakersfield has been constructed over the last twenty years. Even with the relative age of the housing stock, the housing condition survey that was conducted by the City in the fall of 1999, indicates just over 80 percent of all housing units in Bakersfield were considered sound.

**Table 36
Housing Units By Condition (1999)
City of Bakersfield**

COMMUNITY	Units Needing Minor Repair	Units Needing Substantial Repair	Units Needing Demolition	Standard Units
Bakersfield	2,895 units 5.4%	539 units 1.0%	530 units 1.0%	49,273 units 92.6%

The City of Bakersfield takes a proactive approach toward housing conditions through housing rehabilitation programs and code enforcement programs. Existing housing rehabilitation and code enforcement programs are successfully correcting code violations and maintaining the housing stock. Bakersfield uses both Community Development Block Grant (CDBG) and HOME funds to provide rehabilitation assistance. Over the last housing element period 975 units were rehabilitated. The goal of the 2002-2007 period is for 785 units.

**Table 37
Housing Units By Year Built
City of Bakersfield**

Year	Bakersfield		Kern County	
	Number	Percent	Number	Percent
1990 – 2000	22,087	24.9%	32,928	14.2%
1980 – 1989	22,767	25.7%	58,346	25.2%
1970 – 1979	17,108	19.3%	43,617	18.8%
1960 – 1969	9,679	10.9%	31,165	13.5%
1950 – 1959	9,081	10.3%	34,864	15.1%
1949 and earlier	7,840	8.9%	30,644	13.2%
Source: 1990, 2000 Census				

2.2.c. RESIDENTIAL CONSTRUCTION TRENDS

A total of 20,735 new housing units were constructed in the City of Bakersfield over the last 12 years. Almost 90 percent of the new homes were standard single family units, just fewer than ten percent were multifamily units in large complexes containing five units or more and the remainder was in smaller projects with two to four rental units. As reflected in Table 30, above, there have been only 306 additional mobile homes placed on permanent foundations in the City over the same period of time. This is probably due, in large part, to the relative affordability of standard single family homes and the availability of low mortgage interest and first time home buyer programs.

Based on the figures in Table 34, an average of 1,728 new housing units are constructed each year in Bakersfield. This was sufficient to meet the previous Regional Housing Needs Assessment, but with a total RHNA for 13,805 over five years (2,751) Bakersfield may have trouble meeting the new 2002-2007 RHNA. Even considering the increased housing production since 2000, that would result in a total 10,412 new units over five years - a shortfall of 3,393 units. However, the City is ready and has zoned sufficient land to meet, or exceed, the RHNA at all income levels.

Table 38**Building Permits By Year – City of Bakersfield**

Year	Single Family Units	2 - 4 multifamily Units	5+ multifamily Units
1991	1,046	8	136
1992	1,767	14	380
1993	1,696	20	169
1994	1,432	2	181
1995	1,567	2	380
1996	1,336	0	141
1997	1,436	2	163
1998	2,045	6	133
1999	1,869	2	75
2000	1,994	10	122
2001	2,067	0	80
2002 ³	345	0	111
Total 1991-00	18,600	64	2,071

Source: City of Bakersfield Building Permit records through March 30, 2002

³ As of March 30, 2002

2.2.d. VACANCY TRENDS

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is probably low, and the price of housing will most likely increase or remain stable. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility.

According to the 1990 Census, the total vacancy rate was 5.6 percent (3,708 vacant units) in the City of Bakersfield, compared to 8.6 percent for Kern County and 7.7 percent for the State. These figures are skewed by the number of seasonal and other types of vacancies. According to the 2000 Census, the vacancy rate for the City was 5.5 percent, 9.9 percent for the County and 5.8 percent for the State.

In the Census, there are four “vacant” categories: 1) for rent, 2) for sale only, 3) for seasonal, recreational, or occasional use and, 4) all other vacant. The “other” vacant category includes everything that has not already been classified, such as units held for occupancy by a caretaker or janitor, or units held for personal reasons of the owner. In the 1990 and 2000 Census, a large majority of the vacant housing units in the City were in the for rent category.

**Table 39
Vacancy By Type**

Type of Vacant Units	City of Bakersfield				Kern County			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
For Rent	2,039	55.0%	2,187	48.5%	5,206	30.3%	7,029	32.3%
For Sale Only	556	15.0%	1,018	22.6%	2,185	12.7%	3,409	15.7%
For Seasonal, Recreational, or Occasional Use	186	5.0%	268	5.9%	4,973	29.0%	5,738	26.4%
Other	927	25.0%	1,036	23.0%	4,792	27.9%	5,267	24.2%
TOTAL	3,708	100%	4,509	100%	17,156	100%	21,743	100%
Source: 1990, 2000 Census								

2.2.d(1) Multifamily Vacancy

During October 1999, Laurin Associates, Inc. conducted a housing market study for the development of a Low Income Housing Tax Credit Project in Bakersfield. A total of 1,740 multifamily units were surveyed for rent levels and vacancies. At that time, about seven percent of the multifamily rental units were vacant with the highest vacancy level in the studio apartments which were undergoing rehabilitation. This is 1.5 percentage points higher than the 5.5 percent over-all vacancy reflected in the 2000 Census and is not unusual for rental units. In fact, HUD recommends a minimum five percent vacancy rate to provide choice and mobility.

Table 40
Multifamily Vacancy by Bedroom Type (1999)

Bedroom Type	Vacancy Rate
Studio	18%
1BR/1BA	7%
2BR/1BA or 2BA	6%
3BR/2BA	4%
4BR/2BA	0%
AVERAGE	7%

Source: Laurin Associates, Oct. 1999

2.2.d(2) Single Family Vacancy

According to the California Association of Realtors, there were a total of 757 single-family listings in the City of Bakersfield on April 15, 2002. The estimated vacancy rate for single-family dwellings is 1.2 percent based on a total of 63,302 single family units.

2.2.e. HOUSING COSTS AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. The following table describes the ideal monthly payment for households in the four major income groups: Very-low, Low, Moderate and Above-moderate.

**Table 41
Income Groups by Affordability (2002)**

Income Group	Income Range	Ideal Monthly Payment *
Very-low	Less Than \$20,159	Less Than \$504
Low	\$20,160 to \$32,240	\$504 to \$806
Moderate	\$32,241 to \$48,360	\$806 to \$1,209
Above-moderate	Greater Than \$48,361	Greater Than \$1,209

Source: HUD AMI at \$40,300; * 30% of income equal to monthly shelter payment

2.2.e(1) Single-family Sales Units

Since the end of the previous housing element period in 1996, 13,392 homes were sold with a median single family home sale price ranging from a low of \$87,000 in 2000 to a current high of \$105,000. This means that home prices have increased 20 percent over two years.

The following table includes numbers from 1991, however, until 1996 HUD and other subsidized homes sales were not reported through multiple listing services but they are now. As a result, the median sales price of \$113,700 is not readily comparable to subsequent years.

**Table 42
Median Single-Family Sales Price (1991-2002)**

Year	0 - 2 BR	3 BR	4 BR	SF Total
2002 ⁴	\$63,000	\$99,000	\$159,000	\$105,000
2001	\$59,000	\$95,000	\$149,000	\$100,000
2000	\$51,000	\$85,000	\$138,000	\$87,000
1996	\$58,000	\$85,000	\$145,000	\$89,000
1991	\$60,800	\$98,900	\$181,400	\$113,700

Source: Bakersfield MLS/Board of Realtors, March 2002

⁴ First Quarter 2002

2.2.e(2) Condominium Sales

Since 1996 condominium sales prices in Bakersfield have been fairly flat. The median price in 1996 was \$63,000 and in 2001 it was \$66,000. For the first quarter of 2002, the median on 30 units is \$58,000. Records are not available for 1991. Condominiums are an excellent alternative for small families and first time home buyers. A three bedroom single family home currently costs \$99,000 but a three bedroom condo sells for \$73,000, which would be affordable to a low income household.

**Table 43
Average Condominium Sales Price (1996-2002)**

Year	0 - 2 BR	3 BR	Condo Total
2002	\$59,000	\$73,000	\$58,000
2001	\$58,000	\$80,000	\$66,000
2000	\$60,000	\$82,000	\$66,000
1996	\$51,000	\$80,000	\$63,000

Source: Bakersfield MLS/Board of Realtors, March 2002

2.2.e(3) Current Single Family Listings

There are 757 single family units currently listed for sale⁵ in Bakersfield ranging from a \$32,000 two bedroom/one bath fixer-upper home to a \$2,195,000 5 bedroom/3.5 bath home with pool. - Interestingly, both are in the northeast portion of the City.

**Table 44
Current Sales Listings for Single Family Homes**

Price Range	Number of Units Available
Below \$40,000	3
\$40,000 - \$45,000	4
\$45,000 - \$50,000	17
\$50,000 - \$60,000	39
\$60,000 - \$70,000	47
\$70,000 - \$75,000	29
\$75,000 - \$100,000	134
\$100,000 - \$125,000	119
\$125,000 - \$150,000	111
\$150,000 - \$175,000	65
\$175,000 - \$200,000	56
\$200,000 - \$250,000	52
\$250,000 - \$300,000	36
over \$300,000	65

⁵ April 15, 2002, Realtor.com

2.2.e(4) Rental Units

According to the 1990 Census, the median gross rent was \$468 in the City of Bakersfield, compared to \$390 for Kern County in the same year.

According to a rental housing market study prepared in October 1999, rental rates for apartments in Bakersfield range from \$419 a month for a two bedroom/one bath unit to \$834 a month for a luxury three bedroom apartment. Rent for a two bedroom/two bath unit is about \$70 higher per month than for those same units with only one bedroom. As expected, the rents for subsidized units are from \$222 to \$319 a month less than for market rate units. The only four bedroom apartments found in the survey were subsidized Housing Authority units. A summary of all assisted apartment complexes is located in Appendix C.

Based on the survey, apartment rents have been increasing at about six percent per year or approximately \$25-\$50 per year.

**Table 45
Multifamily Rents (1999) - Bakersfield**

Bedroom Type	Market Rent	Subsidized Rent
Studio	N/A	\$250 - \$397
1BR/1BA	N/A	\$354 - \$505
2BR/1BA	\$565	\$415
2BR/2BA	\$637	N/A
3BR/2BA	\$834	\$515
4BR/2BA	N/A	\$552

Source: Laurin Associates, Oct. 1999

2.2.e(5) Affordability

Affordability is defined as a household spending 30 percent or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage. "Gross monthly owner costs" includes mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

A total of 27,784 households, which is just over 35 percent of all households, in the City of Bakersfield pay in excess of 30 percent of their income for shelter. As expected, renter households had a higher percentage of households who over pay with 45.9 percent. However, almost a third of home owners also overpay. The overpayment situation is particularly critical for renters with annual incomes less than \$20,000 where almost 12,000 households (35.6 percent) are cost burdened.

Table 46
Households By Income By Overpayment (2000)

Income Range	Renters		Owners	
	Number of Households	Percent of all Renter Households	Number of Households	Percent of all Owner Households
Less than \$10,000	5,395	16.3%	1,586	3.4%
\$10,000-\$19,999	6,369	19.3%	2,343	5.1%
\$20,000-\$34,999	3,006	9.1%	3,564	7.8%
\$35,000-\$49,999	360	1.1%	3,129	6.8%
Greater than \$50,000	38	0.1%	1,994	4.3%
TOTAL	15,168	45.9%	12,616	27.5%
Source: 2000 Census				

As noted above, almost 46% of renter households pay in excess of 30 percent of their income for shelter. To put this in perspective, Table 44 shows the current, 2002, income ranges based on the Area Median Income (AMI) of \$40,300 along with the "affordability range." For instance, very low income families can generally afford a total of \$504 a month for rent and utilities. At that rate, 35 percent of all renters need some type of subsidy, voucher, or low income housing unit to fall within established affordability.

Table 47
Affordable Rental Rates

Income Range	Maximum Affordability
Very Low <\$20,150	<\$504
Low \$20,150-\$32,240	\$505 - \$806
Moderate \$32,241-\$48,360	\$807 - \$1,209
Above Moderate >\$48,361	over \$1,209

While shelter costs for rental units are generally figured to be affordable at 30 percent of gross income, households are able to obtain a mortgage loan based on 35 percent of gross income. This is subject to individual credit and budgeting conditions and those with less revolving loan-type debt can generally find financing for a more expensive home.

For instance, using the income categories, very low income households in Bakersfield could afford a home in the \$75,000 range. Based on the information in Table 40, above, there are currently 110 homes available in that price range.

Table 48
Affordable Housing Cost

Income Range	Mortgage @ 6.5%	Mortgage @ 7.5%
Very Low <\$20,150	\$79,738	\$72,080
Low \$20,150-\$32,240	\$127,517	\$115,272
Moderate \$32,241-\$48,360	\$191,276	\$172,908

Table 45 also illustrates the difference mortgage interest rates make in housing affordability and supports the needs for government-assisted first-time homebuyer programs.

According to data in Table 38, above, the median price for a single family home sold in 2002 in Bakersfield was \$105,000. At today's 7.5 mortgage interest rate, a household would require an income of

\$24,880 a year to qualify. With home prices increasing at about ten percent a year, home values will be \$115,500 in 2003 and will require an annual income of \$26,280. By the end of this housing element period in 2007, the median value of a single family home will be \$153,730 and will require an income of \$35,000 per year that is still in the "moderate income" range.

2.2.f. AT - RISK HOUSING

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a five-year and a ten-year period, coinciding with updates of the Housing Element. There are three general cases that can result in the conversion of public assisted units:

- Prepayment of HUD mortgages: Section 221(d)(3), Section 236 Section 202, and Section 811 – A Section 221 (d)(3) is a privately owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. In 1991, capital advances replaced direct loans for the Section 202 program. These capital advances are granted to approved low income housing developers and cover 100 percent of the approved development costs for low-income elderly residents. The major difference between the two funding processes is that the capital advance does not have to be repaid, so the project rental assistance covers only operating costs, not debt service as under Section 8. HUD provides the difference between what tenants pay in rent and what it actually costs the sponsor to operate and maintain the project. There is no debt service; capital advances are not loans.

Low income use restrictions on Section 236(j)(1) projects are for the full 40-year mortgage term. However, owners have the option to repay the remaining mortgage at the end of the first 20 years.

FHA-insured mortgages under the Section 221(d)(4) program have no binding use restrictions. The affordability of these projects is governed by the Section 8 contracts maintained on the projects which are now approved on a year-to-year basis. Because of the uncertain future of the Section 8 program at the federal funding level, HUD considers projects assisted with Section 8 contracts at risk. The 1997 Balanced Budget Agreement committed full-funding to annual renewal of all expiring Section 8 contracts from Fiscal Year 1998 through

2002. The FY 2003 budget is currently being debated in Washington.

The Multifamily Assisted Housing Reform and Affordability Act of 1997 addresses expiring Section 8 contracts. It provides authority to HUD to operate a mark-to-market program to (1) reduce over-subsidized Section 8 contracts, (2) restructure project financing, and (3) provide funds for rehabilitation needs. The bill also includes tax legislation to ensure that adverse tax consequences do not deter owners from participating in the program. In exchange for favorable tax treatment, owners would preserve the units at rents affordable to low and moderate income households.

In addition to instituting these changes in Section 202 program, the National Affordable Housing Act of 1990 created a separate program, Section 811, to support the development of housing for people with disabilities. Prior to 1990, Section 202 funds could be used to develop housing for disabled persons in addition to low income elderly.

- Opt-outs and expirations of project-based Section 8 contracts – Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.
- Other – Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and HOME funds and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in Bakersfield's bond financed multifamily properties is 15 years. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. Also, properties funded through the Redevelopment Agency generally require an affordability term of 20 years.

2.2.g Inventory of At Risk Rental Housing Units

The following inventories include government assisted rental properties in the City of Bakersfield that may be at risk of opting out of programs that keep them affordable to very low and low income households over the five year Housing Element Period (2002 - 2007) and for the subsequent five years (2012). Generally, the inventory consists of Housing and Urban Development (HUD), Redevelopment Agency, multifamily bonds and Density Bonus properties. Target levels include the Very Low income group and the Low income group.

The California Housing Partnership Corporation lists 17 apartment complexes in Bakersfield that "may" be at risk. Of those, the eight complexes listed in Table 46 are at moderate risk of being sold out of the affordable program. Realistically, those with expiration dates that have passed probably will not be sold for market rate since owners have not taken any action to do so.

Two complexes have been sold (Sundance Apartments and Villa Capri Apartments) but the Housing Authority was able to provide Section 8 rental vouchers for all 214 residents. In addition, the Housing Authority formed two non-profits for the purpose of providing affordable housing. The owners of a third, Alta Cresta Arms, filed notice that they wanted to sell the project. The Housing Authority has been notified and will make a decision on acquisition before the end of the year.

Kern Affordable Housing Inc., (KAHI) is a single purpose 501(c) nonprofit sponsored by the Housing Authority of Kern County (HACK) . It was formed to acquire and operate two HUD 236 properties within the City that were at risk of converting to market rate. The Park Real Apartments (16 units) and the Villa San Dimas (36) units will now maintain affordability for at least the next 30 years (2030).

Golden Empire Affordable Housing, Inc. (GEAHI) operates as a housing non-profit that has completed construction on two new complexes but, in addition, they have acquired Village at East Hills and the Village at Lakeside as rehabilitation projects using federal tax credits and Fannie Mae financial bonds. These two complexes provided an additional 394 affordable family units.

Two other of the 17 complexes (Joshua Tree Apartments and Magnolia Tree Apartments) have expiration dates in 2015 and 2017 and both are owned by housing non-profit corporations so the level of risk is low. And the last two, Villa San Dimas and Park Real, are owned by housing non-profits who do not intend to sell them for market rate use.

Table 46 lists eight (8) at risk units with possible expiration date from August 2001 through December 2004. None of the owners of projects with opt-out dates that have passed – Agua Terrace, Panorama Park, Pioneer Village Estates, or Woodlane Apartments, - have filed a prepay notice. The risk as been determined to be at a “moderate” level for two reasons:

(1) the process of selling out of affordable programs is a thorough and lengthy process which requires notices to local government and local housing authorities. In fact Appendix D of this housing element lists 30 housing non-profit organizations known to both the State and local governments as being interested in acquiring at-risk units and maintaining affordability for the life of the structure.

(2) the City of Bakersfield, the Housing Authority of Kern County (HACK), and its two housing non-profit organizations KAHF and GEAFH have continually demonstrated a willingness and capability to acquire at risk units or – at a minimum – locate rental subsidy vouchers for those tenants displaced by the sale as evidenced by the following case.

The Sunny Lane Village Apartments had an insured 221(d)4 HUD Loan with a renewed maturity date of January 1, 2019. The owners have decided not to renew their contract with HUD and are in the process of opting out through the Mark to Market Program. This action places 40 units of affordable housing for age-restricted tenants (62 years of age) and tenants with a mobility handicap at risk. The Housing Authority is negotiating with the owners to purchase and preserve the complex. As of July 2002 they are awaiting HUD approval.

Under HUD regulations, the property owners are required to provide a six-month notice to tenants prior to opting out. In 1998 the California legislature adopted AB 1701 requiring a nine-month notice to tenants.

Table 49
Inventory of AT RISK Assisted Complexes (2002)

Project	Financing	# Assisted Units	Target Group	Risk Assessment
Agua Terrace Apts	236(j)(1) lower income	22	Families	moderate ⁶
Alta Cresta Arms	236(j)(1)	12	Families	moderate ⁷
Ming Gardens	221(d)(4)	15 of 75	displaced families	moderate ⁸
Panorama Park Apts	221(d)(4)	66	displaced families	moderate ⁹
Pioneer Village Estates	221(d)(4)	85	displaced families	moderate ¹⁰
South Real Gardens	CHFA	20	Families	moderate ¹¹
Summerfield Place	221(d)(4)	18	Families	moderate ¹²
Woodlane Apts	236(j)(1)	40	Families	moderate ¹³
Total At Risk Units		278		

Source: HUD/California Housing Partnership Corporation Revised February 2002

⁶ Original Expiration Date was August 2001; owners do not have plans to prepay at this time

⁷ Earliest Expiration date was Nov 1994; option not exercised; notice not filed to date

⁸ Original Expiration Date is December 2004; no decision has been made at this time; project is eligible for mark-to-market program

⁹ Original Expiration Date was February 2002; no action has been taken; project is eligible for mark-to-market program

¹⁰ Original Expiration Date was January 2002; no action has been taken

¹¹ Original Expiration Date is June 2003; no decision has been made at this time; project is eligible for mark-to-market program

¹² Original Expiration Date is March 2003, no decision has been made at this time; project is eligible for mark-to-market program

¹³ Original Expiration Date was September 2001; owned by limited dividend corporation; no decision yet

2.2.h Cost Analysis

In order to provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

2.2.h(1) Rehabilitation - the factors used to analyze the cost to preserve the at risk housing units include acquisition, rehabilitation, and financing costs. These figures are estimates since actual costs will depend on condition, size, location, existing financing and the availability of financing. Local developers have provided the following information.

Table 50
Rehabilitation Costs

Fee/Cost Type	Cost per Unit
Acquisition	\$75,000
Rehabilitation	\$10,000
Financing/Other	\$18,000
TOTAL COST PER UNIT	\$103,000

2.2.h(2) New Construction/Replacement. The following cost estimates are estimates based on recent new apartment construction in Bakersfield. The actual replacement costs for any of the at risk units will depend on many variables such as the number of units, location, density, unit sizes, on and off-site improvements, and both existing and new financing.

Table 51
New Construction/Replacement Costs

Cost/Fee Type	Cost Per Unit
Land Acquisition	\$65,000
Construction	\$51,000
Financing/ Other	\$40,000
TOTAL PER UNIT COST	\$156,000

2.2.h(3) Tenant-based Rental Assistance. Over the last housing element period two at risk complexes in Bakersfield were converted to market rate. The Housing Authority was able to obtain a sufficient number of Section 8 vouchers so that existing tenants could stay in place. The difficulty in estimating the per unit cost is that there are so many variables, starting with the household income of the family who will occupy the unit. Based on current condition data, it is assumed that a four person household is very low income, earning, and \$15,295 a year. Shelter affordability would be

\$382 a month of which \$250 would be attributable to rent. If the complex converted to market rate, the two bedroom unit would have an estimated rent of \$565. This means subsidizing the household at \$315 per month, or \$3,780 a year. Over 20 years, which is the average affordability term, the total rental assistance would be \$75,600.

2.2.i. Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at risk." Groups with whom the City has an on-going association are the logical entities for future participation. A list of potential organizational preservation resources is provided in Appendix D.

2.2.j. Strategies to Retain Affordable Units

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited and public funding for new projects is unpredictable. The following programs are local, state and federal programs. Some are managed locally by the City through funds accessed directly from HUD.

- HOME Program: The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The City of Bakersfield receives approximately \$1.4 million a year in HOME funds from HUD. Approximately \$500,000 is available to develop and support affordable rental housing and home ownership affordability. Activities include acquisition, rehabilitation, construction, and rental assistance.
- Housing Authority of the County of Kern (HACK) is a Public Housing Authority with jurisdiction within the City of Bakersfield and the County of Kern. It administers federal and state funds for its public housing projects and government assisted housing units such as Section 8 Rent Subsidy. The Housing Authority sponsored a single purpose non-profit (Kern Affordable Housing, Inc.) to purchase two at risk complexes, Villa San Dimas and Park Real Apartments to maintain affordability. HACK was also able to obtain a sufficient number of rental assistance vouchers to permit residents of two complexes that converted to market rate to stay in place. HACK will also utilize a

HOPE planning grant to complete feasibility studies for the conversion of some public housing to owner-ship status. The analysis will include strategies for "replacing" the units with additional rental units.

- Community Development Block Grant (CDBG) Funds - The City of Bakersfield is an entitlement city. An entitlement city is a city with a population over 50,000 that receives funding directly from HUD. The City receives approximately \$3.1 million from the federal government annually. The City utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and are used to retain subsidized housing projects whose federal assistance is expiring.
- Redevelopment Agency Tax Increment Funds – The City of Bakersfield Economic and Community Development Department (ECDD) provides staff support for administering tax increment set-aside funds for low income housing. by State law, the Bakersfield Redevelopment Agency (RDA) sets aside 20 percent of the gross tax increment revenues received from the Redevelopment Area into a low to moderate income housing fund for affordable housing activities.

The RDA utilizes approximately \$800,000 a year to assist both non-profit and private developers to develop and preserve affordable housing and for first-time home buyer down payment assistance.

- Community Reinvestment Act (CRA) - Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to meet with the Community Reinvestment Act Lenders Group organized by the Bakersfield Economic and Community Development Department to discuss future housing needs and applicability of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.
- Low-income Housing Tax Credit Program (LIHTC) - The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

- The Affordable Housing Program (AHP) and Community Investment Program (CIP) are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.
- The Urban Predevelopment Loan Program, conducted through HCD, provides the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

2.2.k. Residential Zoning and Density

To date, the City of Bakersfield has had a large amount of low cost, easily developed vacant land. While the City regularly offers density bonuses to developers of affordable housing, only two subdivisions of 350 have used that bonus. So while it is generally true that higher density housing reduces the land cost on a per unit basis and contributes to development of affordable housing, this has not proven to be the fact in Bakersfield.

Since 1996 the sales price of single family homes in Bakersfield has increased a little less than two percent a year. The median sales price in 2002 is \$105,000. A three bedroom condominium can be purchased for \$73,000. At the current mortgage rate of 6.0 percent, a family would only require an annual income of \$22,000 to afford that unit. \$22,000 is considered very low income.

The housing industry always responds to market demand. The City meets regularly with both non-profit and market rate developers and lenders, and with the BIA. The City has made it very clear they welcome residential development and will continue to do so.

The City of Bakersfield Zoning Ordinance provides nine residential zones with single family detached densities ranging from one dwelling unit per 20 acres to 7.25 units per acre with density and overlay bonuses. The multifamily zone provides densities ranging from 14.5 to 34.8 dwelling units per acre before the density bonuses are applied.

The City also provides for multifamily housing "by right" in the 201.6 acre Civic Center (CC) zone in the Downtown area at a density of 14.5 dwelling units to the acre. However, the City routinely works with developers to accommodate affordable housing and will approve higher densities. All of the following projects are affordable to very low and low income households:

Year	Name/Sponsor	# Units	# Acres	Density	City Funds
2002	Bakersfield Senior Center – Bakersfield Senior Housing Inc. a stand alone housing non profit	80	2.77	28.88 du/ac	HOME

Table continued next page . . .

Continued from previous page

Year	Name/Sponsor	# Units	# Acres	Density	City Funds
2002	California Avenue Senior Housing – Capital Vision Equities a for-profit developer	180	4.5	40.0 du/ac	HOME and RDA
2000	Canyon Hills Senior Housing – Canyon Hills Senior Housing a stand alone non profit	74	3.86	19.17 du/ac	HOME and RDA
1999	Park Place Senior Housing – Golden Empire Affordable Housing, Inc a non profit of the County Housing Authority	80	2.99	26.76 du/ac	HOME and RDA
1998	Haven House – Mercy Charities Housing, a stand alone non profit	24	1.9	12.83 du/ac	HOME funds
1996	Madison Place Apartments – Mercy Charities Housing, a stand alone non profit	56	4.78	11.72 du/ac	HOME funds

In addition, the City's zoning ordinance recognizes the potential for in-fill construction and allows for the possibility of multifamily dwellings on lots with minimum lot sizes of 6,000 square feet. This makes it possible to build units at maximum density on in-fill lots without requiring the assembling of large parcels of property. Looking toward the future, the City has a policy that permits and encourages a lot consolidation program and has actually used imminent domain powers of the Redevelopment Agency to assemble a lot for the development of a campus type development on downtown (including multifamily, cottages, and service-based supportive housing).

There is a substantial amount of vacant land within the City of Bakersfield. In 2000 the City had over 60 square miles of vacant land (or approximately 38,000 acres). Residentially zoned land comprised 40 percent of the available vacant land (approximately 15,850 acres). Using a conservative estimate of the capacity of the

residentially zoned vacant land (an average of 42 percent less than the zoned maximums), approximately 62,449 units could be constructed. This estimate is based on the following:

Table 52
Zoning Categories and Useable Density

Zoning Category	Usable Density/Acre
CC (Civic Center)	1 DU/3,000 sq. ft. (14.5 DU/AC)
E (Estate)	1 DU/21,780 sq. ft. (2 DU/AC)
R-S (Residential-Suburban)	1 DU/10,890 sq. ft. (4 DU/AC)
R-1 HD (Single Family/ Hillside Development)	1 DU/21,780 sq. ft. (2 DU/AC)
R-1 (Single Family)	1 DU/10,890 sq. ft. (4 DU/AC)
R-2 (Multi-Family)	1 DU/3,000 sq. ft. (14.5 DU/AC)
R-3 (Multi-Family)	1 DU/2,000 sq. ft. (21.7 DU/AC)
R-4 (Multi-Family)	1 DU/1,250 sq. ft. (34.8 DU/AC)
MH (Mobile Home)	1 DU/4,500 sq. ft. (9.7 DU/AC)
PUD (Planned Unit Development)	1 DU/5,500 sq. ft. (7.25 DU/AC)
R-H (Residential Holding)	1 DU/20 AC
SOURCE: City of Bakersfield, May, 2002.	

Residential growth areas and densities are among issues and policies addressed in the General Plan. Residential densities are specified for each residential land use designation, and the General Plan provides for a wide range of residential densities. Single family detached housing densities range from one dwelling per five acres to 7.26 units per net acre. Multiple family densities, including but not limited to attached, zero lot line and apartments, range from greater than 7.26 to 34.8 dwelling units per net acre. Land designated for resource purposes allows minimum lot sizes ranging from 20 to 80 gross acres.

Zoning districts specify minimum lot size, permitted uses, conditional uses, building height and front, and rear and side yard setbacks. Zoning districts further the health, safety and welfare of the residents. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the general plan. Single family zoning districts have minimum lot sizes ranging from 6,000 square feet to 10 acres. Limited multiple family and multiple family districts have minimum lot areas of 2,500 square feet per dwelling unit to 600 square feet per dwelling unit and minimum lot sizes of 6,000 square feet. Agricultural zoning districts have minimum lot sizes of 5 and 20 acres. Table 51 defines the minimum lot area for the various residential zoning districts.

The MH (Mobilehome) zone provides for mobilehome subdivisions. Zoning standards are reduced. A maximum density of seven mobilehomes per gross acre is allowed. Consistent with Section 65852.7 of the Government Code, the City allows mobilehome parks and subdivisions on all land designated by the General Plan for residential use. Development standards are less stringent than for conventional residential development.

The PUD (Planned Unit Development) zone allows for a density based on the underlying general plan designation. Within the perimeters of the general plan designation, development may be a combination of uses including multifamily. The Planning Commission approves development standards.

The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space requirements and parkland requirements. These requirements were adopted through the public hearing process and reflect the minimum standards thought necessary for protection of the public.

The City has adopted a local subdivision ordinance that implements the requirements of the State of California Subdivision Map Act. This ordinance sets forth the rules and requirements for the division of real property. The City has limited discretion when acting on a subdivision map. Other than implementing the State Map Act requirements, the City primarily insures that the map is compliance with the conditions of the California Environmental Quality Act, and that the map is consistent with the general plan and zoning.

When a developer proposes a housing development state law requires that the city provide incentives for the production of low-income housing. A density bonus agreement between the developer and city is used to set forth the incentives to be offered by the city and the requirements of the developer. Such an agreement requires that 25 percent of the units in the development be made available for low income families and that those units, whether they are for sale or rent, shall remain available for low income persons for a period of thirty years. Since July 1, 1992 the City of Bakersfield has had an ordinance to implement the state law covering density bonuses.

The City has expanded its zoning ordinance to provide a HD (Hillside Development) combining zone. As development potential in the northeast area occurred with the new sewer and water

infrastructure, the foothill area of the City required specialized zoning standards to ensure appropriate development. This HD Combining Zone contains specific standards for driveways, emergency secondary access, fire scape plant selections, defensible space requirements and specific grading requirements. Consistent regulations facilitate the processing of land division requests as uniform development standards are now available.

Other provisions of the Zoning Code include (1) defining Homeless shelters as "food and/or shelter service agency" and not a "residential use of property." As a result they are permitted in all zone districts, subject to a Conditional Use Permit (CUP). In this case, a CUP is presented to the Planning Commission for decision at a public hearing. The City of Bakersfield Planning Commission approved the existing Bakersfield Homeless Shelter in an industrial area near the downtown over citizen protests. (2) The City allows second dwelling units on owner-occupied lots with approval by the Planning Director. (3) Group homes for six or fewer persons are permitted within a residential zone. Those for seven or more residents are permitted in all commercial zones and in residential zones with a Conditional Use Permit approved by the Planning Commission.

2.2.1 On- and Off-Site Improvements

For residential projects the City requires both on- and off-site improvements. These include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety and general welfare of the public.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage and reduces dust. It also produces a high speed circulation system and facilitates relative safe traffic movement. Roadways are classified in the City according to traffic needs. They are as follows:

- ❑ Arterial - 6 lanes, 90 feet wide, 110 foot right-of-way
- ❑ Collector - 4 lanes, 68 feet wide, 90 foot right-of-way
- ❑ Local - 2 lanes, 40 feet wide, 60 foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Arterials are normally located at one mile intervals, while collectors are at one-half mile intervals. Local streets are located as needed throughout residential development. Developers are responsible for development of roadways associated with the residential project and also participate in regional transportation system improvements through payment of a Traffic Impact Fee (refer to discussion in Section 2.3, Constraints, Efforts, and Opportunities).

As noted in the Zoning Code, the City clearly recognizes that reduced densities can result in more affordable residential development – in that same vein, the City also acknowledges that infrastructure costs add to the cost of housing. The City has adopted a program that will rebate 25 percent of the traffic impact fee to developers of affordable housing. And, this fee may be waived entirely for projects which can clearly demonstrate that the fee (alone) will increase the cost of the housing from low income affordability to moderate income.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children.

In addition, the Consolidated Plan Objectives for the years 2000 – 2005 include funding in low income and blighted neighborhoods that will provide street reconstruction for approximately 5,000 people; approximately 10,000 linear feet of streetscaping and landscaping; reconstruction of about 50,000 square feet of deteriorated sidewalk; and installation of street light upgrades for about 2,000 people.

Landscaping of medians and parkways is required for both “arterial” and collector” roadways. Such landscaping would include, but not be limited to, shrubbery, trees, grass and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the city by providing relief from developed and paved areas. In hillside areas, landscaping helps prevent erosion. Median and parkway landscaping is installed by the developer of the subdivision tract and maintained by a property owners association.

Development of and connection to municipal water and sewer services are required as a condition of tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the disposal of liquid waste. These off-site

requirements allow for the development of much higher residential densities.

Objectives for the period 2000-2005 also include funding for approximately 5,000 linear feet of piping and related appurtenant improvements to upgrade or replace water main systems in low income neighborhoods. The City will also provide new or reconstructed sewer lines for approximately 200 homes in low income neighborhoods.

2.2.m. Available Residentially Zoned Land

As part of the 2002-2007 Housing Element update, an analysis of the residential development potential of vacant land in the City of Bakersfield was completed using the City's Geographic Information System (GIS) augmented by County Assessor's records. The results of the analysis are presented in Appendix E. A separate listing was made of residentially zoned property with any an analysis of the five-year development potential. These properties have water and sewer infrastructure available to support development.

Tables 54 through 58 provide a summary of available residentially zoned land throughout the City of Bakersfield. Individual tables indicate the acreage suitable to accommodate very low, low, moderate and above-moderate housing is also identified, by zoning classification and unit capacity.

Of the approximately 60,370 units that could be constructed, over 15, 500 units (or 26 percent) are suitable for very low or low income housing. Approximately 17,900 units (or 30 percent) could be constructed for moderate income housing, and approximately 26,900 units (or 44 percent) could be available for above-moderate housing. A compilation of available vacant residentially-zoned lots (identified by Kern County Assessor's Parcel Number) is contained in Appendix E.

Land most feasible for ease of residential development and immediate availability is located in the northwest and southeast portions of the City. Development potential varies based on the geographical location of land.

The current development trend is to the southeast where the City of Bakersfield is using CHAFA-HELP 1 funds to assist five developers to build single family homes for low and moderate income

households. They are also making HOME first-time homebuyer funds available.

The City has also made California Rural Gold program funds available for mortgages and down payment assistance. While this is generally available city-wide, the southeast area has significant amounts of vacant land currently zoned for housing.

According to the City's Zoning Ordinance, multifamily housing can be built on any in-fill lot in the City's Downtown area. In that regard, the City has assisted developers of two low income housing tax credit projects with Redevelopment Agency Set-aside funds. Two currently planned projects are: (1) the old 7.2 acre Foundry Site just north of Central Park where 73 mixed-income units will be built; and (2) in the Old Town Kern project area where the Housing Authority is developing a 50 unit senior citizen complex using Section 202 funds.

While there is developable land in the northeast, there are numerous development obstacles such as: topography (foothill terrain), seismic zones identified in the Alquist-Priolo studies, inadequate accessibility, relative isolation and petroleum production. The lack of infrastructure was previously identified as a development constraint in the northeast area; however, construction of comprehensive water and sewer systems throughout the area has significantly enhanced its development potential. With the variety of zoning classifications, development can occur or will be accommodated to consider the topography, seismic and petroleum production conditions in the northeast.

According to the State Department of Housing and Community Development's *"Housing Resources – Q&A,"* - *"The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element. The analysis should also identify the zones the locality believes can accommodate its share of the regional housing needs for all income levels."*

Tables 54 through 58 are a listing of vacant parcels by zone classification along with the conservative unit capacity for those parcels. A total of 14,510.63 acres are currently zoned for homes in the City of Bakersfield that will accommodate 62,449 new housing units – more than four times the number needed to meet the City's current Regional Housing Needs Assessment of 13,805 new units to be built by 2007.

Current multifamily zoned land in Bakersfield can accommodate 15,447 multifamily units which is more than sufficient, by itself, to meet the City's housing demand as evidenced by the current RHNA. However, as noted throughout this report, the City is also concerned about making single family homes available to as many low income households as possible through mortgage and down payment assistance. Single family homes for low income families can be located in any residential zone.

It is recognized that multifamily zones represent 7.2 percent of the total land zoned for residential development. That will accommodate over 15,000 multifamily units at an average density of 14.7 units to the acre. The City will continue to meet with the development community to ensure that this sufficient to meet market demand and will monitor zone change requests on a quarterly basis at the time the GIS data is being updated and will monitor demand at the time of the Annual Update as required by the Governor's Office of Planning and Research (OPR) and will initiate zone changes as necessary to meet demand.

Table 53
Acreage and Units to Meet Current RHNA

Income Category and RHNA	Current Zoning Multifamily		Current Zoning Single Family		Current Zoning Total	
	Acreage	Units	Acreage	Units	Acreage	Units
Very Low 3,175 units	294.95	3,877	796.0	3,891	1,090.95	7,768
Low 2,347 units	185.83	2,541	1,544.32	6,401	1,730.15	8,942
Moderate 2,761 units	215.6	3,382	4,657.12	15,150	4,872.72	18,532
Above Moderate 5,522 units	343.5	5,647	6,463.51	21,560	6,816.81	27,207
TOTAL 13,805 units	1,049.68	15,447	13,460.95	47,002	14,510.63	62,449

Table 54
Summary of All Vacant Residential Land

Zone Classification	Zone Description	Acreage	Unit Capacity
CC	Civic Center Mixed Use	201.6	2,923
E	E Estate One Family Dwelling	631.35	1,267
E 14K	E (14,000) Estate One Family Dwelling - 14,000 sq. ft. minimum	23.62	52
E-5A	E-.5A Estate One Family Dwelling - .5 acre minimum	1.65	1
E-HD	E-HD Estate One Family Dwelling - Hillside Development	42.35	85
MH	MH Mobile Home	125.57	1,268
P.U.D.	P.U.D. Planned Unit Development	53.21	411
R-1	R-1 One Family Dwelling	9,185.27	37,738
R-1 10K	R-1(10,000) One Family Dwelling - 10,000 sq. ft. minimum	28.37	91
R-1 18K	R-1(18,000) One Family Dwelling - 18,000 sq. ft. minimum	2.21	4
R-1 8.5K	R-1(8,500) One Family Dwelling - 8,500 sq. ft. minimum	27.51	55
R-1-CH	R-1-CH One Family Dwelling - Church Overlay	96.51	456
R-1-CH-HD	R-1-CH-HD One Family Dwelling - Church and Hillside Development Overlay	3.62	7
R-1-FP-S	R-1-FP-S One Family Dwelling - Flood Plain Secondary Overlay	2.14	9
R-1-HD	R-1-HD One Family Dwelling - Hillside Development Overlay	2,796.81	5,595
R-1-P	R-1-P One Family Dwelling - Parking Overlay	0.11	1
R-2	R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.	627.75	9,190
R-2-CH	R-2-CH Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. - Church Overlay Zone	1.27	18
R-2-MH	R-2-MH Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. - Mobile Home Overlay	24.04	322
R-2/P.U.D.	R-1 One Family Dwelling	35.66	388
R-3	R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.	123.35	2,692
R-3-MH	R-3-MH Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft. - Mobile Home Overlay	5.58	121

Table continued next page.

Table 54 - Continued

Zone Classification	Zone Description	Acreage	Unit Capacity
R-3/P.C.D.	R-3 Combining	8.89	97
R-4	R-4 Limited Multiple Family Dwelling Zone - 1 unit/600 sq. ft.	1.12	38
R-H	R-H Residential Holding	1,425.56	71
R-S	R-S Residential Suburban	52.44	224
R-S-10A	R-S-10A Residential Suburban - 10 acre minimum	25.16	3
R-S-10A-HD	R-S-10A-HD Residential Suburban - 10 acre minimum - Hillside Development Overlay	92.53	9
R-S-1A	R-S-1A Residential Suburban - 1 acre minimum	3.35	3
R-S-2.5A	R-S-2.5A Residential Suburban - 2.5 acre minimum	320.01	128
R-S-2.5A-CH-FPS	R-S-2.5A Residential Suburban - 2.5 acre minimum - Church - Flood Plain Secondary Overlay	9.08	4
R-S-2.5A-FP-S	R-S-2.5A Residential Suburban - 2.5 acre minimum - Flood Plain Secondary Overlay	4.93	2
R-S-2.5A-FPS	R-S-2.5A Residential Suburban - 2.5 acre minimum - Flood Plain Secondary Overlay	14.73	6
R-S-2.5A-HD	R-S-2.5A-HD Residential Suburban - 2.5 acre minimum - Hillside Development Overlay	50.61	21
	Totals	15,846.32	60,377

Table 55

Summary of Vacant Land Zoned for Very Low Income Residential Development

Zone Classification	Zone Description	Acreage	Unit Capacity
CC	Civic Center	50.4	604
MH	MH Mobile Home	44.74	485
P.U.D.	P.U.D. Planned Unit Development	29.38	223
R-1	R-1 One Family Dwelling	746.97	3,207
R-1-CH	R-1-CH One Family Dwelling - Church Overlay	19.35	141
R-2	R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.	144.63	2,091
R-2-MH	R-2-MH Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. - Mobile Home Overlay	23.87	320
R-3	R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.	30.19	659
R-4	R-4 Limited Multiple Family Dwelling Zone - 1 unit/600 sq. ft.	1.12	38
	Totals	1,090.95	7,768

All properties listed above have water and sewer infrastructure readily available and can be developed within the Housing Element Planning period to 2007. The City will monitor the amount and location of multifamily zoned land during the preparation of the Annual Update for the Governor's Office of Planning and Research (OPR) and the City will initiate zone changes to ensure the continued availability of land for very low and low income housing.

Lands in the CC zone are located in the old downtown area. Multifamily development may take place, by right, on any parcel. For instance, twenty separate fourplex projects are currently being processed for individual lots to accommodate very low and low income families. The City encourages lot assemblage for larger projects and has used the imminent domain powers of the Redevelopment Agency to combine lots for larger projects.

The PUD zoned land is located in the eastern area of the City that will be developed over the next five years and will include mixed income and mixed type housing. Only the very low income units are listed above. The R-1 and R-2 properties are located in the east and southeast area of the City. That area contains properties that are easiest to develop topographically, that are within or adjacent to residential areas served by urban services, and that have water and sewer readily available. The R-3 and R-4 properties are within the new Southeast Redevelopment Area.

Table 56

Summary of Vacant Land Zoned for Low Income Residential Development

Zone Classification	Zone Description	Acreage	Unit Capacity
CC	Civic Center	75.60	906
P.U.D.	P.U.D. Planned Unit Development	11.87	96
R-1	R-1 One Family Dwelling	1,512.34	6,225
R-1-CH	R-1-CH One Family Dwelling - Church Overlay	20.11	80
R-2	R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.	95.53	1,411
R-3	R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.	5.81	127
R-3/P.C.D.	R-3 Combining	8.89	97
	Totals	1,730.15	8,942

All properties listed above have water and sewer infrastructure readily available and can be developed within the Housing Element Planning period to 2007. The City will monitor the amount and location of multifamily zoned land during the preparation of the Annual Update for the Governor's Office of Planning and Research (OPR) and the City will initiate zone changes to ensure the continued availability of land for very low and low income housing.

Lands in the CC zone are located in the old downtown area. Multifamily development may take place, by right, on any parcel. For instance, twenty separate fourplex projects for very low and low income households are currently being processed for individual lots. The City encourages lot assemblage for larger projects and has used the imminent domain powers of the Redevelopment Agency to combine lots for larger projects.

The PUD zoned land is located in the eastern area of the City that will be developed over the next five years and will include mixed income and mixed type housing. Only the very low income units are listed above. The R-1 and R-2 properties are located in the east and southeast area of the City. That area contains properties that are easiest to develop topographically, that are within or adjacent to residential areas served by urban services, and that have water and sewer readily available. The R-3 and R-4 properties are within the new Southeast Redevelopment Area.

The City of Bakersfield will approved development proposed for the properties listed on Tables 57 and 58 within the current Housing Element period to 2007.

Realistically, properties zoned Residential suburban (R-S) are development "holding" zones and probably will not be developed until the housing market demands that type of estate homes. Water and sewer infrastructure capacity is readily available; large properties can be served by individual septic systems.

R-1 zones are all located

Lands in the CC zone are located in the old downtown area. Multifamily development may take place, by right, on any parcel. The City encourages lot assemblage for larger projects and has used the imminent domain powers of the Redevelopment Agency to combine lots for larger projects. The City will encourage mixed-income developments.

The PUD zoned land is located in the eastern area of the City that will be developed over the next five years and will include mixed income and mixed type housing.

R-1 lands are located in the east and central portions of the City and are a logical extension of residential uses. Except, those with a hillside or flood overlay which are located west and north.

Table 57 - Summary of Vacant Land Zoned for Moderate Income Residential Development

Zone Classif	Zone Description	Acreage	Unit Capacity
CC	Civic Center	50.4	605
E	E Estate One Family Dwelling	101.33	203
MH	MH Mobile Home	80.83	783
P.U.D.	P.U.D. Planned Unit Development	0.75	11
R-1	R-1 One Family Dwelling	2,734.71	11,195
R-1-CH	R-1-CH One Family Dwelling - Church Overlay	31.98	128
R-1-CH-HD	R-1-CH-HD One Family Dwelling - Church and Hillside Development Overlay	3.62	7
R-1-FP-S	R-1-FP-S One Family Dwelling - Flood Plain Secondary Overlay	2.14	9
R-1-HD	R-1-HD One Family Dwelling - Hillside Development Overlay	1,337.35	2,675
R-1-P	R-1-P One Family Dwelling - Parking Overlay	0.11	1
R-2	R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.	60.56	888
R-2-MH	R-2-MH Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. - Mobile Home Overlay	0.17	2
R-2/P.U.D.	R-1 One Family Dwelling	35.66	388
R-3	R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.	63.23	1,379
R-3-MH	R-3-MH Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft. - Mobile Home Overlay	5.58	121
R-S	R-S Residential Suburban	5.06	19
R-S-10A-HD	R-S-10A-HD Residential Suburban - 10 acre minimum - Hillside Development Overlay	92.53	9
R-S-1A	R-S-1A Residential Suburban - 1 acre minimum	1.28	1
R-S-2.5A	R-S-2.5A Residential Suburban - 2.5 acre minimum	186.07	75
R-S-2.5A-CH-FPS	R-S-2.5A Residential Suburban - 2.5 acre minimum - Church - Flood Plain Secondary Overlay	9.08	4
R-S-2.5A-FP-S	R-S-2.5A Residential Suburban - 2.5 acre minimum - Flood Plain Secondary Overlay	4.93	2
R-S-2.5A-FPS	R-S-2.5A Residential Suburban - 2.5 acre minimum - Flood Plain Secondary Overlay	14.73	6
R-S-2.5A-HD	R-S-2.5A-HD Residential Suburban - 2.5 acre minimum - Hillside Development Overlay	50.61	21
	Totals	4,822.32	17,927

Table 58
Summary of Vacant Land Zoned for Above Moderate Income Residential Development

Zone Classification	Zone Description	Acreage	Unit Capacity
CC	Civic Center	25.2	302
E	E Estate One Family Dwelling	499.00	1,002
E 14K	E (14,000) Estate One Family Dwelling - 14,000 sq. ft. minimum	23.62	52
E-5A	E-5A Estate One Family Dwelling - .5 acre minimum	1.65	1
E-HD	E-HD Estate One Family Dwelling - Hillside Development	42.35	85
P.U.D.	P.U.D. Planned Unit Development	11.21	81
R-1	R-1 One Family Dwelling	4,191.25	17,111
R-1 10K	R-1(10,000) One Family Dwelling - 10,000 sq. ft. minimum	28.37	91
R-1 18K	R-1(18,000) One Family Dwelling - 18,000 sq. ft. minimum	2.21	4
R-1 8.5K	R-1(8,500) One Family Dwelling - 8,500 sq. ft. minimum	27.51	55
R-1-CH	R-1-CH One Family Dwelling - Church Overlay	25.08	107
R-1-HD	R-1-HD One Family Dwelling - Hillside Development Overlay	1,459.46	2,920
R-2	R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.	327.03	4,800
R-2-CH	R-2-CH Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. - Church Overlay Zone	1.27	18
R-3	R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.	24.13	527
R-S	R-S Residential Suburban	0.42	2
R-S-10A	R-S-10A Residential Suburban - 10 acre minimum	9.70	1
R-S-1A	R-S-1A Residential Suburban - 1 acre minimum	2.07	2
R-S-2.5A	R-S-2.5A Residential Suburban - 2.5 acre minimum	115.31	46
	Totals	6,816.81	27,207

2.3 CONSTRAINTS, EFFORTS AND OPPORTUNITIES

The purpose of this chapter is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Bakersfield. A discussion of Bakersfield's efforts to remove constraints is included as well as efforts to promote energy conservation.

2.3.a. GOVERNMENTAL CONSTRAINTS

2.3.a(1) State and Federal Policy

Actions or policies of numerous governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the private sector to provide adequate housing to meet consumer demands. One example, the impact of federal monetary policies, and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Bakersfield.

2.3.a(2) Land use controls

In terms of land use controls, the General Plan is of paramount concern. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

The City of Bakersfield Development Standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other cities in the State. Open Space provisions (parklands) only apply when the population of the development will exceed 1000 persons.

Table 59
Development Standards by Residential Zone

Zone District	Bldg Height	Yard Setback			Minimum Lot Area	Lot Area Per DU	Parking Spaces	Open Space (parks) ¹
		Front	Side ²	Rear				
CC Civic Center	35'	³	5'	15'	6,000	600	1.5/DU	Yes
E Estate	35'	25'	5'	25'	10,000	NA	2/DU	Yes
R-S Res Suburban	35'	25'	5'	25'	24,000	NA	2/DU	Yes
R-1 Single Family	35'	25'	5'	25'	6,000	NA	2/DU	Yes
R-2 Multifamily	2.5 stories 35'	³	5'	25'	6,000	2,500	1.5/DU	Yes
R-3 Multifamily	35'	³	5'	15'	6,000	1,250	1.5/DU	Yes
R-4 Multifamily	4 stories 35'	³	5'	15'	6,000	600	1.5/DU	Yes
MH Mobilehome	1 story 15'	15'	5'	5'	Max Density 7 lots/acre	NA	2/DU	Yes
PUD Planned Unit	-	-	-	-	1 acre	-	1.5/DU	Yes
R-H Res Holding	NA	NA	NA	NA	20 acres	NA	2/DU	Yes

Source: City of Bakersfield Zoning Ordinance

2.3.a(3) Local Entitlement Processing and Fees – Two aspects of local government have been criticized as placing undue burdens on the private sector's ability to build affordable housing. These are: (1) the fees or other exactions required of developers to obtain project approval and, (2) the time delays caused by the review and

¹ Two and one half acres per one thousand persons.

² Minimum side yard of a corner lot is 10 feet on side street frontage.

³ Determined at Site Plan Review

approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

As part of the City's continuing assessment of development constraints, the Planning Division made a survey of eight regional jurisdictions (Cities of Fresno, Escondido, Merced, Modesto, Riverside, Santa Barbara, and Stockton and Kern County). The assessment determined that the average total fees for development of an average project in eight regional jurisdictions are \$14,390. The same fees in Bakersfield total \$11,495.

A survey of the planning application fees charged by the City of Bakersfield is generally lower than cities outside Kern County, but is comparable to Kern County fees. Smaller cities in Kern County generally have lower application fees. Kern County charged a fee of \$850 plus \$25/lot for a zone change, plus the cost of the environmental document (\$1,610 for an Initial Study and Negative Declaration).

Table 60
Planning Application Fees – Surrounding Jurisdictions

Jurisdiction	General Plan Amendment	Zone Change	Tract Map	Variance
City of Bakersfield	\$3,552 (env. doc. fee included)	\$2,537 (env. doc. fee included)	\$2,314	\$1,096
City of Shafter	\$574 plus \$250 env. doc.	\$570 plus \$250 env. doc.	\$1,850 plus \$25/lot plus \$250 env. doc.	\$540
City of Santa Clarita	\$10,000 plus deposit for env. doc.	\$12,300 deposit plus cost of env. doc.	\$9,070 plus env. doc.	\$3,910
Kern County	\$1,185 plus env. doc. cost	\$850 plus \$25/lot plus env. doc.	\$330 plus \$25/lot plus env. doc.	\$650 plus \$25/lot

Source: City of Bakersfield Planning Dept. Application Fees, June 1, 2001. Kern County Resource Management Agency Land Development Services fee Schedule, Sept. 2000. City of Shafter Fee Schedule, April 2002. City of Santa Clarita Planning Division Fees, October 2001.

The time required to process a project varies tremendously from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. The following chart identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of Environmental Impact Reports (EIR) are prepared in response to a General Plan Amendment request, these two actions are often processed simultaneously. Bakersfield also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required, site plan, a tentative tract map and any necessary variances. Such procedures save time, money and effort for both the public and private sector.

Table 61
Development Review and Approval Procedures
City of Bakersfield

Action/Request	Processing Time	Comments
Environmental Impact Report (Fee: actual cost to prepare - \$3,552 min. deposit)	4-6 Months	Processing and review time limits controlled through CEQA. Accepted by decision making body
Negative Declaration (Fee: Included in project application fee)	3-4 Weeks	Processing time can be extended if the project has a longer review and approval period. Adopted by decision-making body.
General Plan Amendment (Fee: \$3,553, single element; \$4,060, multiple elements) General Plan Amendment and Zone Change processed Simultaneously (Fee: Map Change - \$4,166 Map & Text Change - \$4,567)	4-6 Months	Gov. Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year. Approved by the City Council upon recommendation by Planning Commission
Zone Change (Fee: \$2,537) PUD & PCD (Fee: \$3,045)	90 days	Certain procedures and time limits established by Gov. Code Sections 65854-65857. Approved by the City Council upon recommendation by the Planning Commission
Parcel Map (Fee: \$1,875)	7 weeks	Approved by the Planning Commission

Continued next page.....

Table 61 - Continued

Action/Request	Processing Time	Comments
Tentative Tract Map (Fee: \$\$2,314)	7 weeks	Approved by Planning Commission
Variance (Fee: \$\$1,096)	90 days	Approved by Planning Commission
Administrative Adjustment (Fee: \$\$343 - \$446)	3-4 Weeks	Approved by Zoning Administrator
Site Plan Review (Fee: \$103 - \$1,539)	3-4 Weeks	Staff level review

In development jargon – time is money! That is true of whatever type of a project is under construction, but particularly true for affordable housing with its smaller profit margins. Recognizing that fact, the City of Bakersfield has developed an innovative program entitled “Team Bakersfield.” Under this program, whichever city employee is the first person to assist the developer then becomes the sole contact for that developer for that project. That staff member will lead the developer through approvals, permits, inspections, and even financing. Using this process, the average processing time from beginning to end is six weeks for a multifamily housing project.

With this in mind, the City also has a one-stop in-take counter where multiple applications can be made at the same time. Also, the costs for some fees (traffic, park) and permits for affordable housing are reduced and the costs for zone changes and general plan amendments for affordable housing are subsidized by the City General Fund.

A majority if the processing times referenced in Table 61 are established by law and/or are subject to statutory public hearing and comment periods.

The following discussion outlines the level of review required for various permits and timelines associated with those reviews.

Ministerial Permits Issued by Development Services

- Single family dwelling

The permit is issued the same day as requested if all required documentation is correct.

Discretionary permits issued by Development Services.

- Multifamily residential

Site plan review process is required for multifamily residential projects. Three day review for completeness. It is then subject to a 45-day CEQA public review required for all environmental documents and public hearing at the Staff level to meet environmental requirements. However, virtually all multifamily projects are processed with a negative declaration which has only a 20-day review period. The permits are then issued by the Development Services Department.

Discretionary permits issued by Board of Zoning Adjustment.

- Zone modification
- Conditional use permits

The process includes a three day review period for completeness, a 45-day processing for environmental documents, and a public hearing in front of the Board of Zoning Adjustment. Decisions may be appealed to the Planning Commission.

Environmental Impact Reports (EIR) are rarely required. Approximately one project out of 200 require one. This means it happens only once every five years for this category of permit. When required, processing of an EIR requires eight to ten months.

Discretionary permit issued by Planning Commission.

- Tentative tract map

A tract is almost always processed with a negative declaration.

Discretionary permit review by Planning Commission prior to City Council.

- Zone change
- General plan
- Special site plan review

Three days for completeness determination. Maps sent to agencies for review – 30 days. The negative declaration is sent for a 20 day review and the notice to property owners and newspaper notice all take place simultaneously. This means that the tract maps, zone change, and special site plan reviews only take a total of 60-days. The Planning Commission hearing is normally within 90 days of submittal for general plan amendments and related zone changes.

If there is no appeal then Planning Commission decision is final. If the application is denied, the applicant may appeal the decision to the City Council within ten days.

Some general plan amendments require environmental impact reports, so this type of project frequently takes 8 to 10 months. City council meetings are held within 45 days of Planning Commission hearing.

Table 62
Discretionary Permits
City of Bakersfield

Ministerial/Discretionary Permit	Decision Maker
Ministerial: single family dwelling	Development Services Department
Discretionary: multifamily residential	Development Services Department
Discretionary: zone modification	Board of Zoning Adjustment
Discretionary: conditional use permit	Board of Zoning Adjustment
Discretionary: tentative tract map	Planning Commission
Discretionary: zone change	City Council with Planning Commission Review
Discretionary: general plan amendment	City Council with Planning Commission Review
Discretionary: special site plan review	City Council with Planning Commission Review
Source: City of Bakersfield Zone Ordinance	

The single most important improvement to the development process has been the initiation of "Team Bakersfield" in the City's Development Services Department. It provides a personal one-on-one relationship between an applicant and a City employee. Team Bakersfield provides a single point of contact for all dealings with the City, including other department review, application and permit processing, and inspections. This one-stop support helps eliminate challenges caused by red tape and ensures that affordable housing developments are fast-tracked through the system.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

The significance of the necessary public works improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project.

The City has additional fees that are charged to new development. Both the City and County collect the Habitat Conservation Fee, currently \$1,240 per gross acre, within the Metropolitan Bakersfield area. The school impact fees of \$2.05 per sq. ft. for residential projects and \$0.31 per sq. ft. for commercial projects, are considered "typical." Some school districts have adopted slightly different fees. A park fee of \$635 per residential unit is imposed, as is a Strong Motion Instrumentation (seismic) fee of \$10 per \$100,000 of assessed valuation for residential projects. Sewer fees for residential construction are: single family - \$2,100 per unit; multifamily (1 bathroom) - \$1,330 per unit; and multifamily (2 or more bathrooms) - \$1,520 per unit.

A Traffic Impact Fee is assessed to each new housing unit constructed within the Metropolitan Bakersfield area by both the City of Bakersfield and Kern County.

Twenty-five percent of the City's traffic impact fee is rebated to developers of affordable housing. The entire fee can be waived if it can be clearly demonstrated that the fee (alone) will increase the cost of the housing so that it is no longer affordable to low income households.

Table 63
Traffic Impact Fee Schedule (2002)

Residential Units	Traffic Impact Fee
Single Family	\$2,197 per unit
Multiple Family	\$1,471 per unit

Source: City of Bakersfield Planning Department, Application Fees, June 1, 2001

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site. In some instances, developers must decide whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market.

During the Consolidate Plan Update process, the City made a commitment to developing a process for an overall collaborative effort to link needs and develop compatible and cooperative programs from all sources.

Building a higher number of small units can reduce costs and provide additional housing opportunities for smaller households but does not accommodate the needs of larger families. Bigger units can be made available to families but because of their size and lower density, the cost of these units is higher.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code state regulations regarding noise transmission and energy conservation can also result in higher construction costs. While some of these features (interior and exterior design treatments) are included by the developer to help sell the product in the competitive market, or some features (energy conservation regulations) may actually reduce monthly living expenses, all add to the initial sales price, which is becoming an increasingly difficult hurdle for many new homebuyers.

Specifically, compliance with SB 520 (Article 10) is met by permitting supportive multifamily or single family housing for the disabled in any residential zone that permits non-designated single or multifamily housing. Over the last housing element period, 196 units of disabled designated housing were constructed in downtown Bakersfield and in the southeast area. In addition, the City provides \$2,500 grants to disabled persons to improve access and mobility in their homes. Over the current housing element period, 50 new units for the mentally disabled will be constructed, as well as 35 units of disabled designated housing and 160 units of senior citizen disabled housing. An additional 40 units of developmentally disabled housing will also be developed. The City will continue to fund out-reach programs at the County Mental Health facility.

The City of Bakersfield offices are handicapped accessible. All applicants are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City of Bakersfield is a Charter City. Changes in design requests are not subject to the conditions of a variance but are decided at a hearing before the Board of Zoning Adjustments. The City will reasonably accommodate any specific request for assistance subject to the intent and purpose of the zoning code. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

Requests for group homes, special needs housing, and supportive housing are processed through Team Bakersfield that assigns one City employee to be the point-person for the complete application, processing, and permitting process. This reduces processing time and provides one-stop coordination for all municipal actions and approvals. The City permits group homes with less than six persons in any residential zone without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without addition development or permit costs. It is a market issue not jurisdictional.

The City of Bakersfield continually reviews its ordinances, policies and practices for compliance with fair housing laws. A recent review resulted in a broadened and revised definition of "family" to include State and federal definitions relating to unrelated adults.

All multifamily complexes are required to provide handicapped parking at a rate of one for every 20 non-handicapped spaces. The City works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking.

Group homes with more than six persons are permitted in all commercial and civic center zones without additional action and in residential zones with a Conditional Use Permit from the Planning Commission at a noticed public hearing. There are no regulations relating to the siting of special needs housing in relationship to distance or location to one another.

The City of Bakersfield holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, and other similar actions. There is no public comment request for the establishment of a group home for six or less persons. Requests for group homes of more than six persons are determined at a noticed public hearing before the Planning Commission. Property owners within 300 feet of the site are noticed and may attend and comment.

There are no special conditions for group homes that also provide services if there will be six persons or less in residence or if the larger facility is located in a commercial zone or civic center. However, if the larger facility is planned in a residential zone the service component will become a part of the Conditional Use Permit process outlined above.

2.3.a(4) Building Codes and Enforcement

Compliance with Building Code standards often adds to the cost of construction but is seen as necessary to protect the health, safety and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity.

The City of Bakersfield does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities.

Also, the City uses the CALDAG Book, an interpretive manual that shows the correlation between federal and state rules, regulations, and guidelines for compliance with ADA and California requirements. And, the City has adopted these design elements into their building code.

The City of Bakersfield will ensure that its ordinances comply with the provisions of Chapter 671 pertaining to reasonable accommodation.

In 1997 the City of Bakersfield adopted the Uniform Building Code (UBC), Uniform Housing Code, and the Uniform Code for the

Abatement of Dangerous Buildings. New structures must conform to the standards of the UBC. In addition, the City has adopted the following amendments to the UBC: dust abatement, fee schedule, geological and flood hazards, concrete quality and mixing, excavation and grading, application procedures, plan review fees, grading permits and fees, Uniform Mechanical Code and amendments for LPG appliances, need for Type 1 hood, condensate disposal, Uniform Code For Abatement of Dangerous Buildings and enforcement, procedures for work by private contract, and repair and demolition fund; Uniform Plumbing Code and minimum plumbing facilities, water heater floor support, installation, inspection, and testing of water piping, and testing for swimming pools; sewer required if connection is within 1000 feet of property line, appliance connectors for mobile home gas, Electrical Code permits and meter-re-set, special requirements for rigid metal conduit, service equipment protection, swimming pool panelboard grounding, Uniform Sign Code repainting or cleaning, real estate sign limits, Fencing, Swimming Pools, Spas, and Hot Tubs, protective enclosures, doors and gates, extension of time, Pay Toilets Prohibited, Uniform Housing Code standards provide for repair of existing dwellings under the building code criteria in effect at the time the dwelling was constructed. The Uniform Housing Code is not applicable to structural modifications or additions. The Uniform Code for the Abatement of Dangerous Buildings applies to all buildings, old or new. The primary thrust of this code is safety. These building codes ensure structural integrity, and facilitate the City's efforts to maintain a safe housing supply.

2.3.b. NON-GOVERNMENTAL CONSTRAINTS

The ability to address the underserved needs of the citizens of the City of Bakersfield must overcome a variety of obstacles, many of which are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the agencies providing services. Funding limitation exist at all levels.

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

2.3.b(1) Availability of Financing

Another constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries but appear to be more dramatic in the homebuilding sector because of susceptibility of the industry to changes in federal fiscal and monetary policies. Bakersfield has a relatively stable housing market despite interest rate fluctuations. Building permits for new residential units average 1,728 units per year since 1991.

One significant component to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates that peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's saw interest rates drop dramatically, fluctuating between six and eight percent. Through 2002, the rates on a 30-year fixed rate mortgage have varied between six-and-a-half and eight percent, roughly. The substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages have substantially decreased the effects of financing on the purchase of a home.

Interest rates impact housing costs in two ways. First, the costs of borrowing money for the actual development of the dwelling units are incorporated directly into the sales price or rent. Second, the interest rate of the homebuyer's mortgage is reflected in subsequent monthly payments. Often the monthly costs are more critical to the

homeowner than the final sales price. As such, variations in interest rates can price many consumers out of the housing market. For example, a 30-year loan of \$105,000 financed at 6.5 percent translates into a monthly payment of \$597 while a similar loan at 7.5 percent increases the payment to \$661 per month.

The following table shows the current cost of a single family home (\$105,000) and the annual income required and the estimated cost of that same home, adjusted for inflation, over the next five years. Over the housing element period, households with a "moderate income" level can afford the median priced home in Bakersfield.

Table 64
Effects of Interest Rates on Monthly Payments

House Price	Down Payment	Loan Amount	Monthly Pmt	Annual Income*
6.5% Interest				
\$105,000	\$10,500	\$94,500	\$597	\$23,880
\$115,500	\$11,550	\$103,950	\$657	\$26,280
\$127,000	\$12,705	\$114,345	\$723	\$28,920
\$139,755	\$13,976	\$125,779	\$795	\$31,800
\$153,730	\$15,373	\$138,357	\$875	\$35,000
7.5% Interest				
\$105,000	\$10,500	\$94,500	\$661	\$26,440
\$115,500	\$11,550	\$103,950	\$727	\$29,080
\$127,000	\$12,705	\$114,345	\$780	\$31,200
\$139,755	\$13,976	\$125,779	\$879	\$35,160
\$153,730	\$15,373	\$138,357	\$967	\$38,680

2.3.b(2) Cost of Land

The cost of residential land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the land costs, the higher the price of a new home. However, like the costs for homes, land in Bakersfield is still among the most affordable in the State. Current vacant land listings range from a half-acre lot near the golf course for \$98,000 to an R-2 lot in southeast Bakersfield for \$15,000.

In early 2002 the Housing Authority paid \$1.6-Million for a 7.3 acre site in downtown Bakersfield for the construction of 73 mixed income housing units.

Table 65

Vacant Land Costs

Area	Lot Size	Potential DU	Total Cost	Est. Cost per Lot
Multifamily				
SE Bakersfield	1 acre	R-2 - 16 u	\$72,000	\$4,500 per unit
E Bakersfield	.52 acre	R-3 - 12 u	\$55,000	\$4,583 per unit
SE Bakersfield	1 acre	R-2 - 16 u	\$79,950	\$4,997 per unit
SE Bakersfield	2.4 acres	R-3 - 84 u	\$65,000	\$1,000 per unit electrical wires run through property; requires wide set-backs
E Bakersfield	.753 acre	R-3 - 27 u	\$87,000	\$3,222 per unit
SW Bakersfield	.928 acre	R-2 - 16 u	\$65,000	\$4,063 per unit
W Bakersfield	.172 acre	R-3 - 3 u	\$54,950	\$18,317 per unit
Single family				
NE Bakersfield	20 acres	145	\$120,000	\$827 undeveloped
SW Bakersfield	20 acres	1	\$100,000	\$100,000 out of town
SW Bakersfield	20 acres	1	\$70,000	\$70,000 out of town
NE Bakersfield	½ acre	1	\$98,000	\$98,000 Country Club
Central Bakersfield	18,000 sf	3	\$72,500	\$24,167 R-2 permitted
NE Bakersfield	1/3 acre	1	\$65,000	\$65,000 Country Club
SW Bakersfield	855x473 sf	2	\$65,000	\$32,500 R-2 permitted
SE Bakersfield	6,000 sf	1	\$15,000	\$15,000 R-2 permitted
Source: KW Associates, Realtors in Kern County, May 2002				

2.3.b(3) Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality, size, and the materials being used.

In 2002, construction costs range between \$66.76 and \$91.71 per square foot for single family units.

In 2002, construction costs range between \$75.07 and \$96.16 per square foot for wood frame apartments.

The Housing Authority has just completed the construction of a 50 unit apartment complex in downtown Bakersfield, The cost per unit for that project was \$156,000.

As noted throughout this housing element, land costs in the City of Bakersfield are affordable to developers of all types and costs of housing. The City has the most affordable housing of any urban area in the State of California. While this is expected this situation will continue for the housing element period (to 2007), the City collects development cost and location data on a regular basis and publishes it in the quarterly newsletter "Blueprints." This ensures that City officials are aware of and track any changes to supply and cost. If land costs increase or availability decrease the City can be proactive to direct available funds toward affordable residential development or to zone additional land to accommodate very low and low income apartments and/or single family homes.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960's. Numerous interior and exterior design features (larger master bedroom suites, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive and sophisticated market such as Southern California, many consumers consider these "extra touches" as necessities when buying a new home. While the basic shelter or "no frills" house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs.

A significant constraint to many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities restrict access to handicapped persons.

2.3.c. CONSTRAINT REMOVAL EFFORTS

The City of Bakersfield has instituted actions aimed at reducing the impact of the public sector role in housing costs. Development permits were being delayed due to the requirements of the California Department of Fish and Game and the U.S. Fish and Wildlife Service requirements to mitigate endangered species for proposed developments within the Metropolitan Bakersfield area. In late 1994, the City of Bakersfield and Kern County successfully processed a Habitat

Conservation Plan (HCP). This HCP allowed proposed development to occur with the payment of a per acre fee which would be used to purchase habitat for a mitigation bank. The adoption of the HCP has eliminated the need for individual negotiations with Fish and Game and Fish and Wildlife Service, which had added more than a year to development application approvals.

The City's processing policies regarding "piggyback" or concurrent review of related applications for a single project also reduce overall time and costs.

Although the City's processing and development fee structure accounts for less than two percent of the final costs, cost implications for developers of low-income housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developer's costs, the City sometimes installs public improvements for affordable housing. Such an effort results in a reduction in fees paid by private housing developers.

In 2001, the City of Bakersfield paid the costs of water and sewer lines to a parcel in Southeast Bakersfield for the development of a Section 202 project. In 2002 the City provided \$1.7 Million in HOME funds and \$990,000 from the Downtown Redevelopment Set-aside fund to help off-set the infrastructure, relocation, and project demolition costs for a 180 unit senior housing project in Downtown.

The City provides cost reductions to developers through the Density Bonus and Other Incentive Ordinance when low and very-low income housing units are proposed. Further cost reductions occur in the form of increased densities and concessions such as flexibility in site development standards and zoning code requirements, reductions in development fees and dedication requirements, financial aid, and/or accelerated plan check.

Cost reductions occur through the more efficient use of land in the Commercial/Residential land use zone, SRO conversions, the creation of specific parking requirements for the downtown area, granny units, accessory units and the Planned Unit Development (PUD) program. For example, the PUD residential districts of the zoning code allow design flexibility through, but not limited to, small lots, zero lot line, cluster developments, mixed unit types and high-rise apartments.

Through the Redevelopment Agency, the City provides cost savings through financing options. Activities include, but are not

limited to homebuyer assistance, owner rehabilitation and rental rehabilitation.

2.3.d. OPPORTUNITIES FOR ENERGY CONSERVATION

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

2.3.d(1) Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Because of the warm climate, some of the insulation and heating standards are significantly less stringent in Bakersfield.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Land use policies also affect the consumption of energy for transportation. The historic pattern of growth and development in Southern California (urban sprawl) has made necessary an intricate network of freeways and surface streets. As the region becomes more decentralized, residences and places of employment are become more scattered over large areas and mass public transit (trains, subways, etc.) become less feasible. The private auto becomes a necessity.

Although the regional pattern has already been established, opportunities still exist for energy sensitive land use and transportation decisions on a local level. Concentration of higher density housing and employment centers along major transportation corridors increases the convenience of public transit and may encourage reduced use of private automobiles with a corresponding reduction in vehicular fuel consumption. Integrated, or mixed-use developments provide the opportunity for people to live within walking distance of employment and/or shopping. The continued development of traditional 6,000 sq. ft. subdivisions at the urban fringes reduces the ability to take advantage of increase use of mass transit.

2.3.d(2) Development

Solar energy is a viable alternate energy source for the City of Bakersfield. There are two basic types of solar systems; active and passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays that generate electricity and can substantially reduce one's electric bills. Technology has made the cells increasingly efficient and has reduced their cost to the level that may make them more popular with the average consumer.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house plus provide it with hot water and electricity. This may mean lower energy costs for Bakersfield residents.

Approximately 51 percent of the City's housing stock has been built since 1980 and most of these units benefit from Title 24 and other energy conservation measures. Some conservation opportunities will come from remodeling the existing residences. Major

opportunities for residential energy conservation will include insulation and weatherproofing, landscaping and maximizing orientation and lowering appliance consumption. With the energy crisis of 2001, many new residential structures are incorporating energy conservation equipment and design, as well as technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy dependence.

Electric utility service in the Bakersfield area is provided by the Pacific Gas and Electric Company (PG&E); gas utility services are provided by PG&E and the Southern California Gas Company (SCG). Both utility companies sponsor programs designed to conserve energy and to reduce energy dependence. Some programs have eligibility requirements, but most are available to the general public.

Energy conservation programs sponsored by both PG&E and SCG include a Weatherization and Furnace program, and financing and/or rebate programs for new equipment purchases or upgrading older equipment to more energy efficient models (including such items as water heaters, home cooling equipment, roofing, and central heating and cooling systems).

SECTION 3.0

HOUSING NEEDS, ISSUES AND TRENDS

The purpose of this chapter is to assess state, regional and local housing issues, in order to provide a foundation for the City of Bakersfield's Housing Program.

3.1 - STATE ISSUES AND POLICIES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels...Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

A May 22, 2000 update to the Statewide (1996-2000) Housing Plan indicates that California may have to accommodate 45 million people by 2020. To meet the enormous needs for housing and other services, the State will have to use all resources at its disposal.

The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- Meeting low-income renters needs.
- Meeting low-income homeowners needs.
- Meeting the needs of homeless persons and households requiring supportive services.

Within the five year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources and fostering partnerships between housing providers).

- ❑ Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects and mobile home ownership).
- ❑ Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and manufactured homes, eliminating duplicative environmental review procedures and revising regulations that add to the cost of housing development).
- ❑ Much higher levels of housing construction are needed to adequately house the State's population.
- ❑ High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- ❑ In some portions of the State, the level of overcrowding has dramatically increased.
- ❑ A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- ❑ Significant numbers of temporary agricultural workers migrate throughout the State facing housing challenges that impact their welfare.
- ❑ Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

3.2 - REGIONAL HOUSING NEEDS (RHNA) AND POLICIES

The City of Bakersfield falls under the jurisdiction of Kern Council of Government (KernCOG) that uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated county. This process results in a Regional Housing Needs Assessment (RHNA) and the number reflected in that assessment must be considered when the housing element is prepared.

KernCOG does not set housing policy. They have adopted the philosophy that each city within its jurisdiction knows their own needs and resources and should have the responsibility for developing their own policies to meet their portion of the regional housing need.

Historically, COGs prepared RHNA's every five years according to a statewide schedule prepared by the State. However, during the early 1990s the State suspended funding for the development of the RHNA and the previous report prepared by KernCOG covered the period 1990 to 1996. The current RHNA is for the 2002 through 2007. For accuracy of reporting, the 1990 period has been extended to 2000. The effectiveness of City housing programs for the 2000 - 2002 period will be included in the 2002 - 2007 report.

KernCOG housing needs figures are limited to new housing construction. That number is then allocated to income groups.

Income Group Goals

The purpose of the income group goals is to ensure that each jurisdiction within a COG attains their share of the state housing goal without any relative disproportionate distribution of household income groups. The household income groups are defined according to the HUD Area Median Income (AMI): Very-low (less than 50% of AMI), Low (50-80% of AMI), Moderate (80-120% of AMI) and Above-moderate (greater than 120% of AMI).

3.4 - BAKERSFIELD RHNA - ISSUES AND TRENDS

The 2000 KernCOG Housing Plan determined that 23 percent of the households in Bakersfield are classified as Very Low Income, which is the same percentage as the countywide distribution. An additional 16 percent of households have been determined to be Low Income. The Assessment must include an analysis of the housing need for all income groups including the 20 percent of households with Moderate Incomes and the 42 percent with Above Moderate Incomes.

Construction Needs

Construction needs are derived from KernCOG population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Bakersfield.

For the period 2002 to 2007, the City of Bakersfield has been given a construction need of 13,805 new housing units. The specific need by income group is depicted in the following table.

Table 66
Construction Need (2002-2007)

Income Group/Percent of Households	Construction Need
Very Low - 23%	3,175 units
Low - 16%	2,347 units
Moderate - 20%	2,761 units
Above Moderate - 42%	5,522 units
TOTAL	13,805 units

Source: 2000 Regional Housing Allocation Plan, KernCOG, May 2001

TRENDS

The following is a summary of housing trends in Bakersfield.

- Over the last Housing Element period, the Bakersfield Housing Program was fairly effective in meeting Regional Housing Needs Assessment (RHNA) goals. A variety of housing types and economic segments have been accommodated through the Housing Program.
- The City of Bakersfield is generally geographically isolated from other major population centers. Instead, it is a regional magnet for commercial, legal, social, governmental, and housing programs and services.
- The City has continued to accommodate additional households, providing maximum housing assistance within its resources for very low, low, and moderate income families. With a viable General Plan and consistent zoning, the City has provided for housing growth far beyond this housing element period.
- Three key household trends impacting Bakersfield's housing are:
 - An increased demand for four bedroom units
 - A growing demand for non-subsidized rental units
 - Despite the availability of zoned residential land, the push to convert land from agricultural to urban uses

These three issues will be major challenges for Bakersfield over the next five years.

The first will require close cooperation with the development community and an infusion of money from several sources to make the larger units affordable. The City has been very successful in obtaining or developing 400 new senior citizen units in four years. While that demand continues, the City is now planning to focus on family units, including larger units.

At the present time the City is investigating incentives and policies that will result in larger units. The review will be completed for incorporation into the City's consolidated plan review by June 2003.

If the units are planned within the redevelopment area or with funds from City sources, the City will have more leverage to require the inclusion of the four bedroom units, or provide an additional subsidy for those units, or provide some density bonus.

The second issue will require the identification of pent-up demand for move-up rental units for the upwardly mobile young professional who do not want to buy a home.

The third issue is best addressed in the City General Plan - it is a twist of fate that the very land that is excellent for agriculture (flat, level, well drained, easy accessed) is exactly the same land that is excellent for urban development. For at least the next five years, there is sufficient, easily developed land in the northwest and southeast areas to meet the demand. Beyond that, the City will address this issue in the Planning process by the end of 2003.

- Currently, 5.4 percent of Bakersfield's housing stock or 3,964 housing units need some level of repair. Of these, 530 housing units are most likely in need of replacement.
- Eight projects or a total of 278 units are "at-risk" of converting to market rate over the next ten years. Realistically, the Housing Authority of the County of Kern (HACK) or an approved housing provider will be able to purchase and operate any of them that may be opted out. At a minimum, HACK may be able to find vouchers for the families. To date, none of the eight have given notice, and the expiration dates have passed. The owners of a ninth project due to expire in 2019 have already started the process to opt-out. The Housing Authority is awaiting HUD approval to purchase the complex.

SECTION 4.0

HOUSING PROGRAM

The purpose of this chapter is to formulate a housing program that will guide the City of Bakersfield and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic sectors. It is the City's intent to create a municipal climate that welcomes good, varied, affordable housing development by both the public and private sectors. The following program includes goals, objectives and programs that will form the foundation for specific activities.

4.1 - GOALS, OBJECTIVES, POLICIES AND PROGRAMS

The goals, objectives and programs of the 1984 City of Bakersfield housing element focused on recommending studies to determine which federal and state programs would be available to help the City meet its construction objectives. The 1991 update added the identification and maintenance of an adequate supply of zoned sites to support the construction of a variety of housing types and identified housing rehabilitation as a means to preserve the existing housing stock.

The current update continues to address the adequate site issues, and the availability of federal and state housing programs and housing preservation but it also focuses on the identification and mitigation of constraints to affordable housing and the identification of incentives. It further incorporates portions of the housing program from the Consolidated Plan, which is an integral part of the federal spending process, and the City's Redevelopment Agency Low and Moderate Housing Income Fund program that identifies and prioritizes local spending. These two programs focus on very low and low income persons and on homeless and other special needs groups.

The objectives in this update will be quantified to meet the Regional Housing Needs Assessment (RHNA) for the City.

The City of Bakersfield has five broad housing priorities:

1. To provide housing opportunities and accessibility for all economic segments of the City.

2. To provide and maintain an adequate supply of sites for the development of affordable new housing.
3. To preserve, rehabilitate, and enhance existing housing and neighborhoods.
4. Ensure that all housing programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor.
5. Encourage and enhance intergovernmental, public, and private coordination and cooperation to achieve an adequate supply of housing for all economic and social segments of the community.

GOAL 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY

It is the Goal of the City of Bakersfield to concentrate its efforts to increase the availability of permanent housing for all economic segments in the City.

Objective 1-1: Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.

Policy 1-1-1: Continue to use Redevelopment Agency Low and Mod Income Set Aside funds for housing and housing programs.

Program: Continue to allocate set-aside dollars from the three redevelopment areas. The annual allocations are approximately: \$340,000 from the Downtown area, \$80,000 from the new Southeast Area, and \$70,000 from the Old Downtown Area.

Policy 1-1-2: Continue to apply to HUD for and State HCD for grant funds that may be used for housing-related programs.

Program: The City of Bakersfield receives an entitlement of approximately \$4.6-million dollars a year in federal assistance. That represents \$3.1 million in CDBG funds, \$1.4 million in HOME funds, and \$100,000 in ESG money. HOME and ESG funds are

required to be used for affordable housing and supportive service projects.

Responsibility: Economic and Community Development Department.

Timing: On-going, annual request, Annual Action Plan

Policy 1-1-3: Continue to allocate Redevelopment Agency Low to Moderate funds to direct housing-related programs.

Program: The City of Bakersfield Redevelopment Agency sets-aside approximately \$400,000 a year for low to moderate income housing programs including gap financing, infrastructure improvements, land acquisition, and construction.

Responsibility: City of Bakersfield Redevelopment Agency and Economic and Community Development Department.

Timing: On-going, subject to an Annual Report

Policy 1-1-4: Continue to apply for HOME funds to provide "gap" financing for eligible multifamily housing projects.

Program: The City of Bakersfield will continue to apply for HOME funds to provide an estimated \$400,000 a year for gap financing to qualified developers to construct 40 very low and low income multifamily units a year..

Responsibility: Economic and Community Development Department.

Timing: On-going, subject to an Annual Report

Policy 1-1-5: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing.

Responsibility: Economic and Community Development Department.

Timing: On-going

Objective 1-2: Pursue a housing "in-fill" program for three households at 30 percent of Area Median Income; four households between 31 and 50 percent of AMI; and three households between 51 and 80 percent of AMI.

Policy 1-2-1: Aggressively pursue low income and market owner-occupied new construction programs within the City.

Program: Using \$10,000 per lot from HOME funds, along with \$5,000 per household from the First Time Home Buyer Program and by providing incentives such as reduced lot size in the Downtown Area to affordable housing developers, acquire/construct in-fill homes for ten new homebuyers per year.

The City has also received \$500,000 from CHFA-HELP funds to establish a revolving loan fund which will leverage the cost of construction loans for ten new in-fill homes each year.

Responsibility: Economic and Community Development Department.

Timing: Before 2003

Objective 1-3: Provide home ownership opportunities whenever possible.

Policy 1-3-1: Continue to allocate HOME funds to the first time homebuyer program.

Program: The City of Bakersfield uses HOME funds to assist up to 600 households with first time homebuyer down payment assistance of \$5,000 each. On an annual basis, a total of 221 units will be designated for extremely low income households; 276 units for very low income households; and 103 units for low income households. In addition, the Rural Gold first time home buyer program is extremely successful in Bakersfield. To date, the City has an entitlement of \$3.2-Million, but can access up to \$15-Million from the general pool at the end of the funding year.

Responsibility: Economic and Community Development Department.

Timing: On-going, subject to an Annual Report

Policy 1-3-2: Continue to find programs to move very low income families from renters to home owners.

Program: Use \$3.5 Million in Home Ownership for People Everywhere (HOPE) funds to transition 84 renter families living in Oro Vista, a Public Housing complex, to ownership of their current units. The mortgages on the units range from \$20,000 for a two bedroom unit to \$35,000 for a three bedroom unit.

Responsibility: Economic and Community Development Department working with HACK.

Policy 1-3-3: Continue program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents.

Program: Include information from the Bakersfield Board of Realtors, Multiple Listing Service and the BIA to track housing development, sales, and listing costs.

Responsibility: Economic and Community Development Department.

Timing: Annually

Objective 1-4: Encourage the development of housing and programs to assist special needs persons.

Policy 1-4-1: Continue to apply for and allocate Emergency Shelter Grants to assist housing and service providers.

Program: Continue using approximately \$76,000 a year in ESG funds for Homeless Services (including funding for an additional 50 beds at the Homeless Shelter), Homeless Center Services, Rescue Mission Services, Kern Mental Health At Risk Homeless Services, and HIV/AIDS Homeless Support Services.

Responsibility: Economic and Community Development Department.

Timing: Annually

Policy 1-4-2: To provide housing to single individuals, working poor, homeless, senior citizens, students and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.

Program: Facilitate the development of 15 additional SRO units in the Downtown area using \$1-Million in HOME funds.

Program: Initiate the development of a 60 unit SRO project for the elderly in the southeast area using \$1.1-Million in Brownfields Economic Development funds for land acquisition, \$400,000 of HOME funds and \$1.5 Million in Low Income Housing Tax Credits.

Responsibility: Redevelopment Agency and Economic and Community Development Department.

Timing: Calendar year 2003.

Policy 1-4-3: Continue to provide for elderly and frail elderly persons similar to the recently completed Park Place and Canon Hills Projects.

Program: See Program 1-4-2, above.

Program: Using a \$6.5-Million Section 202 HUD Capitol Investment grant for site acquisition and construction, and \$800,000 in HOME CHCO set-aside funds, develop 100 new units.

Responsibility: Bakersfield Redevelopment Agency and Economic and Community Development Department.

Timing: Apply for 202 grant in calendar year 2003.

Policy 1-4-4 Continue to provide for housing for persons with disabilities.

Program: Use federal and state funds to provide 24 new units of supportive housing for persons with disabilities using \$500,000 HOME funds, \$2.5-Million in Economic Development Blight removal grant, and \$100,000 in CDBG funds.

Program: Continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that are funded with federal funds.

Program: Provide 100 accessibility and mobility enhancing device grants of \$2,500 each from HOME and CDBG funds to persons with disabilities.

Responsibility: Economic and Community Development Department and HACK.

Timing: Grant application in calendar year 2004. Grants are on-going subject to annual CALPER.

Policy 1-4-5: Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code).

Program: Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" provisions.

Responsibility: Planning Division and Economic and Community Development Department.

Timing: April 2003

Policy 1-4-6: Assess the need for farmworker housing in the City.

Program: Coordinate with the United Farm Worker Union to determine the need for farmworker housing in the City.

Responsibility: Economic and Community Development Department

Timing: July 2003

Objective 1-5: Assist the Housing Authority of the County of Kern to meet the growing demand for public housing units and rental assistance through the Voucher programs.

Policy 1-5-1: HACK currently administers 3,032 tenant based rental assistance Section 8 certificates and vouchers (1,560 certificates and 976 vouchers). They currently have about 5,000 households on the waiting list.

Program: Respond to the federal government Super NOFA on an annual basis and use whatever influence exists to obtain an additional 250 certificates/vouchers.

Responsibility: HACK, and City Economic and Community Development Department.

Timing: December 2002, and each December thereafter, or in whatever month the federal government issues the NOFA.

Policy 1-5-2: Expand the supply of public housing in the City.

Program: Approximately \$6-Million in Public Housing Funds will be requested. The City has not been asked to provide funding assistance; however, the City could allocate \$50,000 in HOME funds, and the HACK would access approximately \$1.5-Million in Low Income Housing Tax Credits to construct 100 additional rental units: 37 of the units would benefit the extremely low income household; 46 would target very low income households; and 17 would be for low income households.

Responsibility: HACK, Bakersfield Redevelopment Agency and the City Economic and Community Development Department.

Timing: December 2002

Objective 1-6: Provide the citizens in the City of Bakersfield with reasonably priced housing opportunities within the financial capacity of all social and economic segments of the community.

Policy 1-6-1: To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (i.e.,

rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.

Policy 1-6-2: To preserve affordability, provide incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Very-low and/or Low income households.

Policy 1-6-3: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.

Program: Provide incentives (i.e., density bonuses, fee reduction, etc.) to developers who agree to construct a set percentage of very low and low-income units or senior citizen affordable units.

Program: Continue the use of "Team Bakersfield" that establishes that the first staff person that assists a low income housing developer, then becomes the primary City contact for that developer on that project and will assist the developer through permits, approvals, plan checks, inspections, etc. This reduces the time a low income housing developer must spend in City offices and makes the approval process smoother and faster.

Objective 1-7: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants.

Policy 1-7-1: To ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.

Program: Publish the City's Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report and respective notices. Provide an annual funding application workshop for interested agencies and developers.

Responsibility: Economic and Community Development Department.

Timing: By January 2003

Table 67
Quantified Objectives for Goal 1 - Affordable Housing
Opportunities and Accessibility (2000 - 2007)

Programs	Number of Units
New multifamily construction	150 units
In-Fill Single Family Units	50
First-time Homebuyer	600 units
Transition Public Housing Renters to Ownership of their Units	84 units
Rental Vouchers/Certificates	250 households
Construct/Acquire Public Housing Units	100 units
Emergency Shelter for Mentally Ill	50 units
Units for Developmentally Disabled	40 units
Disabled Persons Housing	35 units
Domestic Violence Shelter	14 beds
Units or Subsidy for Female-headed households	50 units/vouchers
Single Room Occupancy	75 units
Elderly/Frail Elderly Housing	160 units
TOTAL	1,294 units/14 beds/250 vouchers

GOAL 2: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING

It is the goal of the City of Bakersfield to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level no greater than that which can be supported by the infrastructure.

Objective 2-1: Provide information to profit and non-profit developers and other housing providers on available vacant land.

Policy 2-1-1: Monitor and update the inventory of vacant lands.

Program: Using the City's GIS mapping capabilities, the Information Technology Division will continually update the base map to overlay urban vacant lands with zoning and density information and make this information available on line and in various City offices.

Responsibility: Information Technology Division
Economic and Community Development, Planning Division

Timing: On a regular monthly basis.

Program: Continue publication of the City newsletter, "Blueprints," that reports on recent and planned developments and existing and proposed City programs and incentives.

Responsibility: Economic and Community Development

Timing: Quarterly

Objective 2-2: Provide opportunities for mix-use developments.

Policy 2-2-1: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.

Program: Encourage development of well planned and designed projects that provides for the development of

compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood. A new \$1.2 Million Brownfields Economic Development Initiative grant is being applied for to purchase 13 acres of land for a mixed-income housing/mixed use project in the Old Downtown Area. The housing will receive \$1.4-Million CHFA – HELP funds.

Responsibility: Economic and Community Development Department, Planning Division

Timing: Zoning Ordinance Updating early 2003; Brownfields application in mid-2003.

Objective 2-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.

Policy 2-3-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.

Program: Utilizing GIS updates, monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing.

Responsibility: Planning Division

Timing: Annually with the Annual Report to the Governor's Office of Planning and Research (OPR).

Policy 2-3-2: Ensure that there is a sufficient number of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).

Program: Continue the program of lot consolidation to combine small residential lots into a large lot to accommodate affordable housing production.

Timing: Ongoing, but formally at the time of the Annual Report to the Governor's Office of Planning and Research.

Policy 2-3-3: Encourage the development of larger rental units (three and four bedroom) to accommodate the changing household demographics.

Program: Work with the development community to identify the incentives and programs that will encourage the construction of three and four bedroom rental units.

Timing: March 2003; on-going.

GOAL 3: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS

It is the goal of the City of Bakersfield to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods

Objective 3-1: Preserve existing neighborhoods.

Policy 3-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Program: Review of development proposals within or adjacent to existing residential neighborhoods for potential conflicts (intrusive, disruptive or incompatible land uses and/or activities). Review will be initiated at the point in the processing of the proposal (general plan amendment, rezone, conditional use permit, variance, etc.) when sufficient detail to determine project compatibility is available.

Responsibility: Economic and Community Development Department, Planning Division

Timing: With Zoning Ordinance Updating early 2003

Policy 3-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.

Program: Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.

Responsibility: Economic and Community Development Department, Planning Division

Timing: With Zoning Ordinance Updating early 2003

Policy 3-1-3: Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

Program: Funding is from CDBG Blight Removal funds of about \$350,000 and an additional \$500,000 to \$600,000 in other CDBG money.

Program: Continue to program of rebating 25 percent of the traffic impact fees to developers of low and moderate income housing.

Responsibility: Economic and Community Development Department, Planning Division

Timing: Annually with Action Plan and City's budget.

Objective 3-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Bakersfield.

Policy 3-2-1: Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans.

Program: The City will continue to aggressively market the single family rehabilitation loan program in the City using federal and Redevelopment Agency LMIHF for deferred or below market interest loans to 140 single family residents as follows: 44 units for households with incomes below 30 percent of Area Median Income; 59 units for households between 31 and 50 percent of AMI; and 37 units for households between 51 and 80 percent of AMI using \$450,000 a year in HOME funding.

Responsibility: Economic and Community Development Department, Bakersfield Redevelopment Agency

Timing: Annually with Action Plan.

Policy 3-2-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans.

Program: Use \$200,000 to \$300,000 of HOME new construction funds each year for the rehabilitation of 120 multifamily units over five years. If the project is in the redevelopment area, the Set-aside fund would contribute \$200,000 to the funding pool.

Responsibility: HACK, City Economic and Community Development Department, Bakersfield Redevelopment Agency.

Timing: Annually with Action Plan and City budget.

Policy 3-2-3: Act to reduce Lead Based Paint Hazards and incorporate the appropriate actions (pursuant to the Lead-Based Paint Hazard Reduction Act of 1992) into all housing programs under the jurisdiction of the City.

Program: Incorporate LBP policies and programs into housing programs.

Program: Provide \$80,000 in HOME funds for the testing and mitigation of 40 housing units for lead-based paint.

Responsibility: Economic and Community Development Department.

Timing: Annually.

Policy 3-2-4: Continue to apply for and allocate \$337,500 over five years of CDBG, HOME, and ESG funds to housing for special needs groups.

Program: Continue funding the Home Access Grant funds to provide a one-time grant of \$2,500 to 135 disabled persons to improve or provide access to their homes.

Responsibility: Economic and Community Development Department.

Timing: Annually

Policy 3-2-5: Continue to set-aside 15 percent of HOME entitlements (\$210,000 a year) funds for CHDO acquisition and rehabilitation.

Program: Make funds available to community based organizations to acquire, rehabilitate, and two units which may have been abandoned or otherwise lost from the City's housing stock and sell them to very low and low income first-time homebuyers.

Responsibility: Economic and Community Development Department.

Timing: Annually

Table 68
Quantified Objectives For Housing Rehabilitation (2000-2007)

PROGRAM	Owner Rehabilitation	Rental Rehabilitation	Total Units Rehabilitated
Single Family	140 units		140 units
Multifamily		120 units	120 units
Lead-Based Paint Mitigation	20		20 units
Access Grants for Disabled	100 units	35 units	135 units
Public Housing		340 units	340 units
CHDO set-aside	15 units		15 units
TOTALS	255 units	495 units	770 units

Objective 3-3: Preserve At Risk Housing

Policy 3-3-1: Preserve the existing affordable rental housing stock in the City of Bakersfield.

Program: Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out.

Program: Continue to assist the housing non-profit, Golden Empire Affordable Housing, Inc., formed by HACK, in the purchase and rehabilitation of any at risk units in the City. GEAH has already acquired two such complexes. The HACK has not requested funding from the City at this time.

Responsibility: HACK, Economic and Community Development Department.

Timing: Annually

Policy 3-3-2: Closely monitor the status of 278 affordable rental housing units.

Program: Continue regular contact with the owners/operators of eight rental complexes that may be at risk of selling out of the affordable housing program. Those eight are: Aqua Terrace, Alta Cresta Arms, Ming Gardens, Panorama Park, Pioneer Village, South Real Gardens, Summerfield Place, and Woodland Apartments.

Program: Provide technical assistance to potential purchasers, including non-profits, developers, and tenants of potentially converting affordable properties.

Responsibility: HACK and City Economic and Community Development Department.

Timing: Coordination with HACK is on-going. Bi-annually check with owners.

Table 69

Quantified Objectives For At-Risk Units (2000-2007)

Project	Preserve At-risk Units
Aqua Terrace Apartments	22 family units
Alta Crest Arms	12 family units
Ming Gardens	15 displaced family units
Panorama Park	66 displaced family units
Pioneer Village Estates	85 displaced family units
South Real Gardens	20 family units
Summerfield Place	18 family units
Woodland Apartments	40 family units
TOTAL	278

GOAL 4: PROVIDE HOUSING FREE FROM DISCRIMINATION

It is the goal of the City of Bakersfield to ensure that all existing and future housing opportunities are open and available to all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

The Economic and Community Development Department through its Fair Housing Office administers the City's Fair Housing Program.

Objective 4-1: Eliminate housing discrimination.

Policy 4-1-1: Support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1986, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act, and the California Unruh Civil Rights Act.

Program: Complete a Fair Housing "analysis of impediments (AI)" on an annual basis concurrent with the Consolidated Plan Annual Action Plan.

Timing: Annually with the Action Plan

Program: Expand public information and outreach programs for first time home buyers in high minority areas to help them qualify for special lending programs offered by local lending institutions.

Program: Educate mortgage lenders that they need to increase their outreach in lower income areas.

Timing: On-going at quarterly development community meetings.

Program: Continue annual assistance to the Association of the Board of Realtors in coordinating the annual Fair Housing Arts Contest.

Timing: Annually.

Program: Inform the Housing Authority of the County of Kern (HACK) that they need to continue to actively solicit additional units for Section 8 housing in

neighborhoods that are not traditional residential areas for such holders.

Timing: Immediate and on-going.

Program: Promote transit accessibility with KernCOG for needed public transportation to link major employers currently not served by public transit with existing lower income housing locations.

Timing: June 2003

Program: Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law.

Timing: June 2003; on-going

Program: Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination to be distributed at all types of outreach events including school fairs, health fairs, and City sponsored events.

Program: Collaborate with service agencies to distribute educational materials.

Program: Develop fair housing brochures aimed at reaching the growing Asian and Hispanic communities.

Timing: July 2003; on-going

Program: Conduct regular workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections.

Timing: July 2001; on-going quarterly.

Program: Provide annual fair housing tester training in order to promote tester-pool retention.

Timing: July 2002; on-going annually.

Program: Investigate all formal housing discrimination complaints received by the Fair Housing Program and make appropriate referrals to enforcement agencies.

Timing: 2000; on-going.

Program: Employ one full time counselor for one-on-one counseling programs through telephone or walk-in contact.

Timing: 2000; on-going

Program: Provide information and referral services to approximately 1,200 housing consumers and housing providers per year via the City of Bakersfield's 24-hour discrimination hotline.

Timing: 2000; on-going

Program: Meet with the City Attorney's office to review and revise and adopt code modifications.

Timing: June 2003

Responsibility: Economic and Community Development Department, Bakersfield Redevelopment Agency, Housing Authority of the County of Kern

Objective 4-2: Reduce the incidence of displacement.

Policy 4-2-1: In development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation.

Program: Continue to use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.

Responsibility: Economic and Community Development Department, Redevelopment Agency, Housing Authority of the County of Kern

Timing: Immediate and on-going.

GOAL 5: ENCOURAGE AND ENHANCE COORDINATION

It is the goal of the City of Bakersfield to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Objective 5-1: Maximize coordination and cooperation among on housing providers and program managers.

Policy 5-1-1: Continue to support the Housing Authority of the County of Kern (HACK) to provide housing assistance to Extremely Low, Very Low, Low and Moderate-income households.

Program: Maintain membership in HACK to qualify City residents for Section 8-Existing housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.

Program: Continue to participate in the monthly meetings of the Homeless Collaborative composed of service providers, the County, mental health professionals, Continuum Care advocates, and interested individuals.

Program: Continue the Team Bakersfield program that pairs the first City employee that assists a developer of low income housing with that developer for the entire processing period. The City employee is the primary contact for all City actions for that project.

Responsibility: Economic and Community Development Department, Bakersfield Redevelopment Agency, Housing Authority of the County of Kern

Timing: Immediate and on-going.

Policy 5-1-2: Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems.

Program: Work with the Kern County Administration to identify and solve regional problems.

Responsibility: Economic and Community Development Dept. Bakersfield Redevelopment Agency, HACK.

Timing: June 2003

Objective 6-1: Achieve a jobs/housing balance.

Policy 6-1-1: Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.

Policy 6-1-2: Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.

Program: Participate in the development of Employers Training Resource training center which will be located in a low income area in southeast Bakersfield. It will incorporate a day care center, retail training, offices, and be a one-stop for job search and job training. The Housing Authority is discussing donating the land. The City can participate \$200,000 in CDBG funds.

Responsibility: Economic and Community Development Dept, Bakersfield Redevelopment Agency, HACK

Timing: Immediate and on-going. The application for entitlement to construct the center will be filed in late 2003 or early 2004.

4.2 - HOUSING Quantified Objectives Summary

Table 70 - Housing Quantified Objectives Summary

PROGRAM	QUANTIFIED OBJECTIVE BY INCOME RANGE					ACCOMPLISHED QUANTIFIED OBJECTIVE 2000 - 2001				
	<30%	31- 50%	51- 80%	80- 120%	>120%	<30%	31- 50%	51- 80%	80- 120%	>120%
New multifamily construction - 150	55	69	26	0	0	56	70	28		
In-Fill Single Family Units - 10	3	4	3	0	0					
First-time Homebuyer - 100	15	15	79	0	0	30	30	32		
Transition Public Housing Renters to Ownership of their Units - 84	31	39	14	0	0					
Rental Vouchers/Certificates - 250	92	115	43	0	0	52	65	24		
Construct/Acquire PH Units - 100	37	46	17	0	0	37	45	12		
Emergency Shelter for Mentally Ill- 50	18	23	9	0	0					
Units for Developmentally Disabled - 40	15	18	7	0	0	2	3	3		
Disabled Persons Housing - 35	12	15	4	4	0					
Domestic Violence Shelter - 14 beds	4	4	3	3	0					
Units or Subsidy for Female-headed households - 50	14	14	12	10		15	18	7		
Single Room Occupancy - 15	15									
Elderly/Frail Elderly Housing - 160	59	74	27	0	0	30	30	30		
Rehab Single Family - 140	44	59	37	0	0	3	3	4		
Rehab Multifamily - 120	38	50	32	0	0	23	29	11		

Table 70 - Housing Quantified Objectives Summary - continued

PROGRAM	QUANTIFIED OBJECTIVE BY INCOME RANGE					ACCOMPLISHED QUANTIFIED OBJECTIVE 2000 - 2001				
	<30%	31- 50%	51- 80%	80- 120%	>120%	<30%	31- 50%	51- 80%	80- 120%	>120%
Lead-Based Paint Mitigation - 20	5	5	55	5	0					
Access Grants for Disabled - 100	25	25	35	15	0					
CHDO set-aside - 15	5	7	3	0	0	2				
Rehab Public Housing - 340	125	156	59	0	0					
Preserve At Risk Units - 278										
Moderate & Above Moderate New SF				1,795	3,589				464	1,856
Moderate & Above Moderate New MF				966	1,933				20	20
New Units	566	697	268	2,761	5,519					
Rehab Units	242	302	221	20	0					

The City of Bakersfield intends to use its own resources to construct 530 units affordable to extremely low, very low, and low income households. This represents 9.5 percent of the very low and low income RHNA of 5,522 units. The City has policies and zoning in place to permit the balance of the RHNA by other than City-funded sources.

Personal Information		Identification		
Full Name	_____	First Name	_____	
Date of Birth	_____	Month	_____	
Gender	_____	Male	_____	
Current Address	_____		City	_____
Home Address	_____		State	_____
Work Address	_____		Zip Code	_____
Phone Number	_____		Area Code	_____
Email Address	_____		Username	_____
Emergency Contact	_____		Relationship	_____
Medical History	_____		Current Medication	_____
Insurance Information	_____		Policy Number	_____
Signature	_____		Date	_____

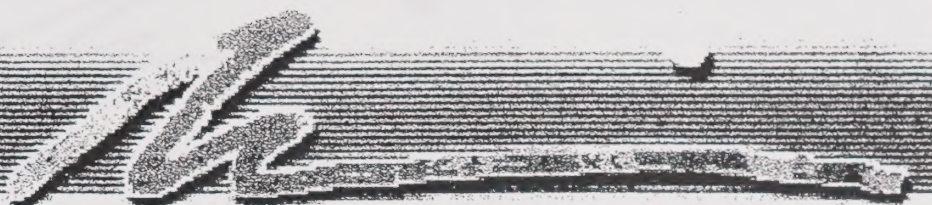
I hereby declare that the information provided above is true and correct to the best of my knowledge. I understand that any false information provided may result in legal action. I have read and agree to the terms and conditions of this form.

Signature: _____
 Date: _____
 Printed Name: _____
 Title: _____
 Organization: _____

This form is valid for a period of 12 months from the date of completion. It must be renewed annually. The information on this form is for internal use only and should not be shared with third parties.

ATTACHMENT A

PUBLIC NOTICES



City of Bakersfield

HOUSING ELEMENT UPDATE

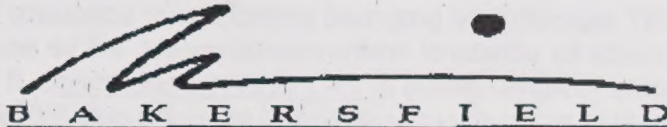
**The City of Bakersfield is updating the Housing Element of the General Plan. The Draft Housing Element is anticipated to be available for public review and comment
June 1, 2002.**

**Notice of Availability of the Draft Housing Element will be posted on the City's Web Site at
www.ci.bakersfield.ca.us
and on
KGOV-TV.**

**Copies of the Draft Housing Element will be available for review at:
Beale Memorial Library, 701 Truxtun Avenue
and
City of Bakersfield Planning Department
1715 Chester Avenue**

We Encourage Your Participation!

For more information, call 326-3733



RENOTIFICATION OF PUBLIC HEARING

NOTICE OF RENOTIFICATION OF PUBLIC HEARING AND PROPOSED NEGATIVE DECLARATION BEFORE THE PLANNING COMMISSION OF THE CITY OF BAKERSFIELD

HOUSING ELEMENT UPDATE

NOTICE IS HEREBY GIVEN that a hearing accepting testimony will be held before the Planning Commission of the City of Bakersfield. The hearing will begin at 12:15 p.m., or as soon thereafter, as the matter may be heard on **MONDAY, JULY 15, 2002**, in the Council Chambers, City Hall. The Monday portion will be for presentation of staff testimony only. No action to approve or deny this project will be taken on Monday. The hearing will be continued to take testimony from others at 5:30 p.m., or as soon thereafter as the matter may be heard on **THURSDAY, JULY 18, 2002**, in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, 93301, to consider the following request:

1. **The project to be considered:** The City of Bakersfield is updating the Housing Element of the Metropolitan Bakersfield 2010 General Plan. The Housing Element identifies and analyses existing and projected housing needs and the statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element identifies adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The Draft Housing Element is anticipated to be available for public review and comment June 10, 2002. Copies of the Draft Housing Element will be available for review at Beale Memorial Library, 701 Truxtun Avenue and City of Bakersfield Planning Department 1715 Chester Avenue.

We Encourage Your Participation!

2. **Project location:** Citywide
3. **The name and address of the project applicant:**
City of Bakersfield
1501 Truxtun Avenue
Bakersfield, CA 93301

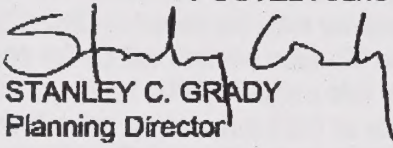
NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held at the same time and place by the Planning Commission to receive input from the public on the potential effect of this project on the environment. Pursuant to the California Environmental Quality Act (CEQA), an Initial Study has been prepared, describing the degree of possible environmental impact of the proposed project. This study has shown that the proposal will not have a significant effect on the environment; therefore, a Negative Declaration is proposed. Copies of the Initial Study and proposed Negative Declaration are on file and available to the public through the Planning Department (contact **Marc Gauthier**) in the Development Services building at 1715 Chester Avenue, or by telephoning the department at (661) 326-3733, or by e-mailing the department at Planning@ci.bakersfield.ca.us. Our website address is <http://www.ci.bakersfield.ca.us>.

PUBLIC COMMENT regarding the proposed project and/or adequacy of the Negative Declaration, including requests for additional environmental review, will be accepted in writing on or before the hearing date indicated above at the Planning Department. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues raised at the public hearing, or in written correspondence delivered to the City of Bakersfield prior to the close of the hearing.

The City of Bakersfield in the enactment or administration of ordinances does not prohibit against and does not discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, or age of the owners or intended occupants of the residential development or emergency shelter.

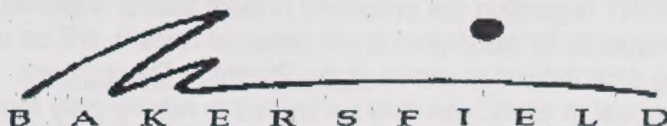
DATED: June 12, 2002

POSTED: June 12, 2002


STANLEY C. GRADY
Planning Director

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**RENOTIFICATION OF PUBLIC HEARING****NOTICE OF RENOTIFICATION OF PUBLIC HEARING AND PROPOSED NEGATIVE DECLARATION BEFORE THE PLANNING COMMISSION OF THE CITY OF BAKERSFIELD****HOUSING ELEMENT UPDATE**

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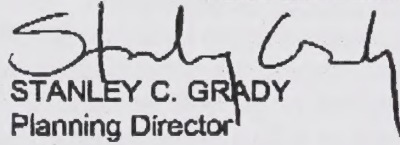
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PUBLIC COMMENT regarding the proposed project and/or adequacy of the Negative Declaration, including requests for additional environmental review, will be accepted in writing on or before the hearing date indicated above at the Planning Department. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues raised at the public hearing, or in written correspondence delivered to the City of Bakersfield prior to the close of the hearing.

The City of Bakersfield in the enactment or administration of ordinances does not prohibit against and does not discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, or age of the owners or intended occupants of the residential development or emergency shelter.

DATED: June 12, 2002

POSTED: June 12, 2002


STANLEY C. GRADY
Planning Director

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AGENCY DISTRIBUTION LIST

A COPY OF THE PUBLIC REVIEW DRAFT - dated May 2002

of the

CITY OF BAKERSFIELD HOUSING ELEMENT UPDATE

was sent to the 199 individuals and/or agencies

listed on the attached pages

during the month of May 2002

AMI
ATTENTION LOIS WISE
3017 POMONA STREET
BAKERSFIELD CA 93305

ADOLESCENT FAMILY NETWORK
ATTENTION DIRECTOR
2000 24TH STREET #110
BAKERSFIELD CA 93301-3815

ADOPT A FAMILY PROGRAM
ATTENTION DIRECTOR
2030 14TH STREET
BAKERSFIELD CA 93301-5001

AFFORDABLE HOMES INC
ATTENTION HAL ROSEN
P O BOX 900
AVILA BEACH CA 93424

AFRICAN AMERICAN NETWORK
ATTENTION DELORIS SLADE
P O BOX 1215
BAKERSFIELD CA 93302

AGAPE INTERNATIONAL TRAINING
1225 CALIFORNIA AVE
BAKERSFIELD CA 93304

OFFICE OF AGING AND ADULT
SERVICES DEPARTMENT
ATTENTION DIRECTOR
2717 O STREET
BAKERSFIELD CA 93301

ALLIANCE AGAINST FAM VIOLENCE
ATTENTION JOANNE BOWEN
1921 19TH STREET
BAKERSFIELD CA 93301

ALZHEIMER'S ASSOCIATION
ATTENTION DIRECTOR
5500 OLIVE DRIVE BLDG 1
BAKERSFIELD CA 93308

AMERICAN CANCER SOCIETY
ATTENTION DIRECTOR
1523 CALIFORNIA AVENUE
BAKERSFIELD CA 93304

AMERICAN HEART ASSOCIATION
P O BOX 10358
BAKERSFIELD CA 93389-0358

AMERICAN INDIAN COUNCIL
1701 TWENTY-SEVENTH STREET
BAKERSFIELD CA 93301-2807

AMERICAN LEGION
2020 H STREET
BAKERSFIELD CA 93301

AMERICAN LUNG ASSOCIATION
306 CHESTER AVENUE
BAKERSFIELD CA 93301

ATTENTION MIKE ELLISON
AMERICAN RED CROSS
KERN CHAPTER
P O BOX 1226
BAKERSFIELD CA 93302-1226

ARTHRITIS ASSOCIATION
ATTENTION DIRECTOR
1800 WESTWIND DRIVE # 500
BAKERSFIELD CA 93301

AWARE
ATTENTION DIRECTOR
1631 30TH STREET
BAKERSFIELD CA 93301

B-GLAD DEAF SERVICES
ATTENTION VALERIE LYNN CLOUD
1527 19TH STREET STE 202
BAKERSFIELD CA 93301

BIA OF KERN COUNTY
1326 H STREET STE 15
BAKERSFIELD CA 93301-5134

BAKERSFIELD AIDS FOUNDATION
ATTENTION DIRECTOR
P O BOX 2824
BAKERSFIELD CA 93303

BAKERSFIELD CITY SCHOOL DIST
SPECIAL PROJECTS
1300 BAKER STREET
BAKERSFIELD CA 93305

BAKERSFIELD COMMUNITY HOUSE
ATTENTION DIRECTOR
2020 R STREET
BAKERSFIELD CA 93301

BAKERSFIELD MAYORS
COMMITTEE TO EMPLOY
PERSONS WITH DISABILITY
P O BOX 9972
BAKERSFIELD CA 93389-9972

BAKERSFIELD RESCUE MISSION
ATTENTION DANIEL GORMAN
P O BOX 2222
BAKERSFIELD CA 93303-2222

BAKERSFIELD SENIOR CENTER
ATTENTION LOU BROWN
530 FOURTH STREET
BAKERSFIELD CA 93304

BEREAVED PERSONS
ATTENTION DIRECTOR
130 17TH STREET
BAKERSFIELD CA 93301

BETHANY SERVICES
RICHARD TEMPLE EXEC DIRECT
1600 EAST TRUXTUN AVE
BAKERSFIELD CA 93305

BIG BROTHERS
ATTENTION DIRECTOR
525 18TH STREET
BAKERSFIELD CA 93301-4932

BOYS AND GIRLS CLUB
ATTENTION ZANE SMITH
P O BOX 5J
BAKERSFIELD CA 93385

GLADYS BUCKNER
1627 VIRGINIA AVENUE
BAKERSFIELD CA 93307

SHAY BURKE
2012 O STREET
BAKERSFIELD CA 93301

CASA
C/O JUVENILE COURT JUDGE
2100 COLLEGE AVENUE
BAKERSFIELD CA 93305

C C JUSTICE
ATTENTION ROY MALAHOWSKI
615 CALIFORNIA AVE
BAKERSFIELD CA 93304

CALIF CONSERVATION CORPS
ATTENTION JUAN SALAZAR
1406 S HILLCREST STREET
PORTERVILLE CA 93257

CSUB BUSINESS RESEARCH
9001 STOCKDALE HWY
BAKERSFIELD CA 93309

STEPHANIE CAMPBELL
VALERIE STRONG
1408 VIRGINIA AVE
BAKERSFIELD CA 93307

CANYON HILLS ASSEMBLY OF GOD
ATTENTION EXECUTIVE PASTOR
7001 AUBURN AVENUE
BAKERSFIELD CA 93306

CATHOLIC SOCIAL SERVICES
ATTENTION DIRECTOR
310 BAKER STREET
BAKERSFIELD CA 93305

CENTER FOR THE BLIND
ATTENTION DIRECTOR
1124 BAKER STREET
BAKERSFIELD CA 93305

CHAMBER OF COMMERCE
ATTENTION METRO EDITOR
P O BOX 1947
BAKERSFIELD CA 93303

CHRISTMAS IN APRIL
ATTENTION DEBBIE TAYLOR
10013 VANESSA AVENUE
BAKERSFIELD CA 93312

CLINICA SIERRA VISTA
ATTENTION STEVE SHILLING
8787 HALL ROAD
LAMONT CA 93241

COLLEN SULLIVAN
CLINICA SIERRA VISTA
P O BOX 457
LAMONT CA 93241

ARA COLLIEO
1105 MCNEW CT #B
BAKERSFIELD CA 93307

COMMUNITY ACTION AGAINST
DRUG/ALCOHOL
ATTENTION DIRECTOR
P O BOX 60367
BAKERSFIELD CA 93386

COMM CONNECTION FOR CHILD
CARE
ATTN LISA DUNCAN-PURCELL
2000 24TH STREET STE 100
BAKERSFIELD CA 93301

ATTENTION DIRECTOR
COMMUNITY SERV ORGANIZATION
715 LAKE STREET
BAKERSFIELD CA 93305-9338

COMMUNITY RELATIONS
P O BOX 9338
BAKERSFIELD CA 93389-9338

BONITA COYLE
800 TANGERINE STREET
BAKERSFIELD CA 93306

ALLYN HARRINGTON
SOCIETY FOR CRIPPLED CHILD/AD
1819 BRUNDAGE LANE
BAKERSFIELD CA 93304

CRISIS PREGNANCY CENTER
ATTENTION JOHN DRAGOUN
2920 F STREET
BAKERSFIELD CA 93301

D H S
ATTENTION ROS TOLLIVER
P O BOX 511
BAKERSFIELD CA 93302

DESERT COUNSELING CENTER
ATTENTION RUSS SEMPELL
1617 30TH STREET
BAKERSFIELD CA 93301

DOWNTOWN BUSINESS ASSOC
1330 17TH STREET
BAKERSFIELD CA 93301-3919

EBONY COUNSELING CENTER
ATTENTION IRMA CARSON
1309 CALIFORNIA AVE
BAKERSFIELD CA 93304

ELDERLIFE
ATTENTION BARBARA LONG
1111 COLUMBUS STREET
BAKERSFIELD CA 93305

ELDERLIFE
ATTENTION EXECUTIVE DIRECTOR
1111 COLUMBUS AVE
BAKERSFIELD CA 93305

TERRI ELISON-IICKE
1927 EYE STREET
BAKERSFIELD CA 93301

EMPLOYERS TRAINING RESOURCE
ATTENTION JOHN NILON
2001 28TH STREET
BAKERSFIELD CA 93301

EPILEPSY SOCIETY OF KC
ATTENTION DIRECTOR
405 S CHESTER AVE
BAKERSFIELD CA 93304

FAMILY LIFE RESOURCES
218 SOUTH H STREET
BAKERSFIELD CA 93304

FIRST ASSEMBLY
REVEREND ROBERT JOHNSON
4901 CALIFORNIA AVE
BAKERSFIELD CA 93309

FIRST INTERSTATE BANK
ATTENTION BILL BLANTON
1515 17TH STREET
BAKERSFIELD CA 93301

FOX THEATER FOUNDATION
ATTENTION DIRECTOR
2001 H STREET
BAKERSFIELD CA 93301

FREE WILL COGIC
ATTENTION ELDER C ENGLISH
317 NORTHRUP STREET
BAKERSFIELD CA 93307

FRIENDS OUTSIDE
ATTENTION BILL OLDENKAMP
1128 TRUXTUN AVE
BAKERSFIELD CA 93301

FRIENDSHIP HOUSE
ATTENTION TERI MCCLANAHAN
P O BOX 70005
BAKERSFIELD CA 93387

GOLDEN EMPIRE GLEANERS
ATTENTION SHELLY SHIFLEFF
2030 14TH STREET
BAKERSFIELD CA 93301

G B L A
BARBARA HARRIS EXEC
DIRECTOR
615 CALIFORNIA AVE
BAKERSFIELD CA 93304

G B L A
ATTENTION ESTELLA CASAS
615 CALIFORNIA AVE
BAKERSFIELD CA 93304

GIRL SCOUTS OF AMERICA
ATTENTION SALLY IHMELS
1831 BRUNDAGE LANE
BAKERSFIELD CA 93304

GOOD SAMARITAN HOSPITAL
ATTN RICHARD MAMULA PH D
901 OLIVE DRIVE
BAKERSFIELD CA 93308

GOODWILL INDUSTRY
ATTENTION DIRECTOR
1401 COMMERCIAL WAY STE 220
BAKERSFIELD CA 93309-0628

COMMUNITY RELATIONS ASSN OF
REALTORS
P O BOX 9338
BAKERSFIELD CA 93389

ATTENTION DIRECTOR
HABITAT FOR HUMANITY
1214 E CALIFORNIA AVE
P O BOX 3267
BAKERSFIELD CA 93385-3267

HALL AMBULANCE SERVICE
ATTN DARLENE DENISON
1001 21ST STREET
BAKERSFIELD CA 93301

JABCO GROUP MARKETING
ATTN JAMES S SAUNDER
P O BOX 41934
BAKERSFIELD CA 93384

JEFFREY HALL
1110 SUNGRO WAY
BAKERSFIELD CA 93311-2885

HAVEN COUNSELING CENTER
ATTN DIRECTOR
730 CHESTER AVE
BAKERSFIELD CA 93301

HERE'S LIFE INNER CITY
CHRIS AND KEN FRECH
6021 FRIANT DRIVE
BAKERSFIELD CA 93309

K C HOUSING AUTHORITY
ATTN BILL CARTER
525 ROBERTS LANE
BAKERSFIELD CA 93308

H A C K
ATTN RANDY COATS
525 ROBERTS LANE
BAKERSFIELD CA 93308

DEPT OF HUMAN SERVICES
ATTN GLENN BASCONCILLO
P O BOX 511
BAKERSFIELD CA 93302

YUSUF IDDEEN
801 S TULARE STREET
BAKERSFIELD CA 93305

IMPACT COMMUNITY YOUTH CNT
ATTN EXECUTIVE DIRECTOR
BOX 711
KERNVILLE CA 93238

INDEPENDENT LIVING CENTER
JANET WHEELER
1927 EYE STREET
BAKERSFIELD CA 93301

INDEPENDENT LIVING CENTER
ATTN PAT BRENNER
1631 30TH STREET
BAKERSFIELD CA 93301

INDIAN HEALTH SERVICES
1830 TRUXTUN AVE #110
BAKERSFIELD CA 93301

INTERNATL REFUGEE TUTORIAL
ATTN DIRECTOR
2320 D STREET
BAKERSFIELD CA 93301

JASONS RETREAT
ATTN YVONNE KENDRICK
P O BOX 3246
BAKERSFIELD CA 93385-3246

JOB CORPS
ATTN DIRECTOR
4040 NILES STREET
BAKERSFIELD CA 93306

FRANK JUAREZ
300 19TH STREET
BAKERSFIELD CA 93301

JUNIOR LEAGUE
ATTN SYLVIA CATTANI
9913 SUNSET BLVD
BAKERSFIELD CA 93307

JUNIOR LEAGUE OF BAKERSFIELD
ATTN DIRECTOR
P O BOX 2920
BAKERSFIELD CA 93302

KAISER PERMANENTE PUBLIC
AFFAIRS DEPT
ATTN DANIELLE MCKINNEY
5055 CALIFORNIA AVE STE 110
BAKERSFIELD CA 93309

KENYA ENTERPRISES
1627 VIRGINIA AVE
BAKERSFIELD CA 93307

KERN BRIDGES YOUTH HOMES
1615 V STREET
BAKERSFIELD CA 93301-5321

KERN CARE CENTER
2029 CENTURY PARK E STE 900
LOS ANGELES CA 90067-2910

KERN COG
1401 17TH STREET STE 256
BAKERSFIELD CA 93301

KERN COUNTY CYSTIC FIBROSIS
ATTN DIRECTOR
2724 LAYTON DRIVE
BAKERSFIELD CA 93309

K C HISPANIC- KCHCC
1401 19TH STREET STE 110
BAKERSFIELD CA 93301-4400

K C CHILD & FAMILY SERV AGEN
ATTN NATALIE SENTZ
2000 24TH STREET
BAKERSFIELD CA 93301

K C E O C FAMILY HEALTH CLINIC
1611 FIRST STREET
BAKERSFIELD CA 93304

K C E O C HELPLINE
ATTN NONA TOLENTINO
300 19TH STREET
BAKERSFIELD CA 93301

K C E O C
ED VELASQUEZ
300 19TH STREET
BAKERSFIELD CA 93301

K C EPILEPSY SOCIETY
ATTN THERESA HERNANDEZ
405 S CHESTER AVE
BAKERSFIELD CA 93304

K C FEMA BOARD
ATTN ROLLIE MOORE
217 EL TOVAR COURT
BAKERSFIELD CA 93309

KERN MEDICAL CENTER
ATTN DIRECTOR
1830 FLOWER STREET
BAKERSFIELD CA 93305

KERN MENTAL HEALTH
SUBSTANCE ABUSE
ATTN DIRECTOR
345 CHESTER AVE
BAKERSFIELD CA 93301

K C M H A
ATTN ERMA KENDRICK
345 CHESTER AVE
BAKERSFIELD CA 93301

KCMHA
ATTN ENEDINA RAMOS
345 CHESTER AVE
BAKERSFIELD CA 93301

K C HEALTH DEPARTMENT
ATTN DIRECTOR
1700 FLOWER STREET
BAKERSFIELD CA 93305

K C PUBLIC HEALTH DEPT
ATTN ELIZABETH HOWARD
1600 NORRIS ROAD
BAKERSFIELD CA 93308

K C DEPT OF HUMAN SERVICES
ATTN DIANE ROSSO
P O BOX 511
BAKERSFIELD CA 93302

K C MENTAL HEALTH- SAS
ATTN APRIL ADAMS
P O BOX 1000
BAKERSFIELD CA 93302-1000

K C MENTAL HEALTH
ATTN GENE ST AMAND
3300 TRUXTUN AVE
BAKERSFIELD CA 93301

K C DEPT OF MENTAL HEALTH
ATTN DIRECTOR
P O BOX 1000
BAKERSFIELD CA 93302

K C PUBLIC HEALTH DEPT
ATTN DR BA JINADU
1700 FLOWER STREET
BAKERSFIELD CA 93305

K C SUPERINTENDENT OF SCH
1300 17TH STREET
BAKERSFIELD CA 93301

K C SUPERINTENDENT OF
SCHOOLS
ATTN STEVE MCCLAIN
1300 17TH STREET
BAKERSFIELD CA 9301

KERN ECONOMIC DEVEL CORP
ATTN DIRECTOR
2700 M STREET STE 225
BAKERSFIELD CA 93301

KERN FAMILY HEALTHCARE
ATTN ROSANNA WESTMORELAND
1600 NORRIS ROAD
BAKERSFIELD CA 93308

KERN FOOD BANK
ATTN DIRECTOR
800 14TH STREET
BAKERSFIELD CA 93301

KERN HOSPICE
ATTN DIRECTOR
1315 BOUGHTON DRIVE
BAKERSFIELD CA 93308

KERN INDOCHINESE AMR CNTR
ATTN DIRECTOR
1700 14TH STREET
BAKERSFIELD CA 93301

KERN LIFELINE
ATTN MARTA MADDEN
3550 Q STREET
BAKERSFIELD CA 93301

KERN LINKAGE PROGRAM
ATTN WILLIAM DRAKOS
P O BOX 1000
BAKERSFIELD CA 93302

KERN MEDICAL CENTER
ATTN BARBARA HARRISON
1830 FLOWER STREET
BAKERSFIELD CA 93305

KERN MEDICAL CENTER
HOME HEALTH DEPT
1830 FLOWER STREET
BAKERSFIELD CA 93305

KERN REGIONAL CENTER
ATTN DIRECTOR
3200 N SILLECT AVE
BAKERSFIELD CA 93308

PAULA LEWIS
400 4TH STREET
BAKERSFIELD CA 93304

TO LIFE
ATTN CAROL BARRAZA
1706 CHESTER AVE STE 450
BAKERSFIELD CA 93301-5242

LINKS INC
ATTN MARY PATTERSON
4101 ADIAS AVE
BAKERSFIELD CA 93313

LIVING CONNECTIONS
ATTN BONITA COYLE
P O BOX 637
BAKERSFIELD CA 93301

LOVE INC
ATTN KATHIE BINGHAM
P O BOX 10082
BAKERSFIELD CA 93389

THE MARE PROGRAM
ATTN DIANE HOPKINS
9620 BRACKEN OAK WAY
BAKERSFIELD CA 93311

DAVE MCARTHUR
405 GALNEY
BAKERSFIELD CA 93304

M A O F
ATTN MARTIN CASTRO
2001 28TH STREET
BAKERSFIELD CA 93301

M A O F
ATTN ROBERT SINGH
2001 28TH STREET
BAKERSFIELD CA 93301

MERCY HEALTHCARE
SPECIAL NEEDS DEPT
ATTN DEBBIE HULL
P O BOX 119
BAKERSFIELD CA 93302

MERCY SOUTHWEST PROJECT
ATTN JONATHAN WEBSTER
1627 VIRGINIA AVE
BAKERSFIELD CA 93307

MERCY HEALTHCARE SPECIAL
NEEDS DEPT
ATTN JONATHAN WEBSTER
P O BOX 119
BAKERSFIELD CA 93302-0119

JANICE MONTOYA
2000 24TH STREET
BAKERSFIELD CA 93301

MOTHERS AGAINST DRUNK
DRIVING
ATTN DIRECTOR
1802 OAK STREET #8
BAKERSFIELD CA 93301-3008

MUSCULAR DYSTROPHY ASSN
ATTN DONNA HYLTON
4621 AMERICAN AVE STE C
BAKERSFIELD CA 93307

NATIONAL ASSOCIATION FOR
PEOPLE WITH DISABILITIES
ATT DIRECTOR
4032 JEWETT AVE
BAKERSFIELD CA 93301

NEW CREATIONS MINISTRIES
5912 MEADOWS OAK CT
BAKERSFIELD CA 93306

NEW DIRECTIONS GROUP HOME
FOR GIRLS
ATTN WALTER & MARY WALKER
P O BOX 41374
BAKERSFIELD CA 93384

DIANE NEWTON
323 T STREET
BAKERSFIELD CA 93304

NILES ASSEMBLY OF GOD
ATTN KEN RASMUSSEN
1701 NILES STREET
BAKERSFIELD CA 93305

NILES ASSEMBLY OF GOD
ATTN BILL HIRSCH
1701 NILES STREET
BAKERSFIELD CA 93305

JULIE M PARSONS
2000 24TH STREET
BAKERSFIELD CA 93301

STEPS
ATTN DIRECTOR
3533 MT VERNON AVE
BAKERSFIELD CA 93306

SAINT VINCENT DE PAUL SOCIETY
ATTN DIRECTOR
P O BOX 6339
BAKERSFIELD CA 93386

SENIOR LEGAL CENTER
ATTN DIRECTOR
1601 F STREET
BAKERSFIELD CA 93301

SIERRA TRIBAL CONSORTIUM
ATTN DIRECTOR
1527 NINETEENTH STREET STE
418
BAKERSFIELD CA 93301-4440

SE BAKERSFIELD CIVIC LEAGUE
ATTN RAVEN HAWKINS
931 BANK STREET
BAKERSFIELD CA 93304

TURNING POINT
ATTN DIRECTOR
1101 UNION AVE
BAKERSFIELD CA 93301

KERN CITY VETERANS SERV CNT
1120 GOLDEN STATE AVE
BAKERSFIELD CA 93301-2416

VINESMAN PONDEROSA
CHRISTIAN RECOVERY RNCH
ATTN ANTHONY GARY
3231 E PANAMA LANE
BAKERSFIELD CA 93307

NO BAKERSFIELD RECREATION
& PARKS DISTRICT
ATTN DAVE MCARTHUR
405 GALAXY AVE
BAKERSFIELD CA 93308

POTEUS
ATTN DIRECTOR
1400 S UNION AVE NO 102
BAKERSFIELD CA 93307-4142

GENE SAINT AMAND
P O BOX 3778
WOFFORD HIEGHTS CA 93285

SALVATION ARMY
CAPT MARILEE ESTES
4417 WILSON ROAD
BAKERSFIELD CA 93309

SENIOR SERVE
ATTN JOHN MARSHALL
12320 BACKDROP CT
BAKERSFIELD CA 93306

A SIPPE CLINIC RIVERSIDE RANCH
ATTN SUSAN RAJLAL
18200 HIGHWAY 178
BAKERSFIELD CA 93306

TOLIVER RESIDENTIAL
P O BOX 70032
BAKERSFIELD CA 93389

UNITED WAY OF K C
ATTN RANDI BATTAGLIA
P O BOX 997
BAKERSFIELD CA 93302

VIDA SCOTT CENTER
ATTN DIRECTOR
1101 E PANAMA LANE
BAKERSFIELD CA 93307

VINESMAN PONDEROSA
ATTN VALARIE TAYLOR
3231 E PANAMA LANE
BAKERSFIELD CA 93307

OUR LADY OF GUADALUPE
PRESCHOOL
ATTN AMENDA PEREZ
800 HARVEST CREEK RD
BAKERSFIELD CA 93312

RESTORATION COMMUNITY
PROJECT INC
ATTN GIL ANTHONY
P O BOX 70006
BAKERSFIELD CA 93387-0006

SAINT JOHN MANOR
ATTN DIRECTOR
900 FOURTH STREET
BAKERSFIELD CA 93304

SELF HELP ENTERPRISES
ATTN DIRECTOR
P O BOX 351
VISALIA CA 93279

SERVICE ACCESS COALITION
ATTN WYNDA GARRISON
P O BOX 456
BAKERSFIELD CA 93302

STEPS
ATTN SALLY HOOVER
3533 MT VERNON AVE
BAKERSFIELD CA 93306

TRAINING RESOURCE
ATTN JOHN NILON
2001 28TH STREET
BAKERSFIELD CA 93301

U C COOPERATIVE EXTENSION
ATTN LISA BAUER
1031 S MT VERNON AVE
BAKERSFIELD CA 93307

VINESMAN PONDEROSA
ATTN DON SMITH
3231 E PANAMA LANE
BAKERSFIELD CA 93307

MARIE WALL PHN
601 CHERRY HILLS
BAKERSFIELD CA 93301

SUSANNE CAMPBELL DIRECTOR
H WEILL CHILD GUIDANCE CLINIC
3628 STOCKDALE HIGHWAY
BAKERSFIELD CA 93309

YOUTH FOR CHRIST
ATTN DIRECTOR
P O BOX 763
BAKERSFIELD CA 93302

YMCA
ATTN DIRECTOR
P O BOX 21165
BAKERSFIELD CA 93390-1163

ALICE ALDRETTE
5912 MEADOW OAKS CT
BAKERSFIELD CA 93306

34TH ST NEIGHBORHOOD PRTN SHP

STELLA HILLS SCH FAMILY RESOURCE
CENTER
3800 JEWETT AVE
BAKERSFIELD CA 93301

E BAKERSFIELD COM COALITION
ATTN KELLY ALBA
1832 FLOWER STREET
BAKERSFIELD CA 93305

GREENFIELD UNION SCHOOL DIST
ATT WYNONA KING
1624 FAIRVIEW ROAD
BAKERSFIELD CA 93307

SAFE HARBORS
ATTN JANIS ROBERTS
BAKERSFIELD CITY SCH DIST
1300 BAKER STREET
BAKERSFIELD CA 93306

SE NEIGHBORHOOD PRTNRSHP
E BAKERSFIELD COMMUNITY
HEALTH CENTER
815 LAKEVIEW AVE
BAKERSFIELD CA 93307

S CHESTER COLLABORATIVE
ATTN JULIE ALLMON
405 S CHESTER AVE
BAKERSFIELD CA 93304

IRMA CARSON
COUNCIL MEMBER WARD #1
1126 OLEANDER
BAKERSFIELD CA 93304

MIKE MAGGARD
COUNCIL MEMBER WARD #3
1501 TRUXTUN AVE
BAKERSFIELD CA 93301

JACQUIE SULLIVAN
COUNCIL MEMBER WARD #6
4123 PINWOOD LAKE DR
BAKERSFIELD CA 93309

PATRICIA J DEMOND
COUNCIL MEMBER WARD #2
1104 RADCLIFFE AVE
BAKERSFIELD CA 93305

DAVID COUCH
COUNCIL MEMBER WARD # 4
1501 TRUXTUN AVE
BAKERSFIELD CA 93301

MARK SALVAGGIO
COUNCIL MEMBER WARD#7
2213 WOOLARD DR
BAKERSFIELD CA 93304

RANDY ROWLES
COUNCIL MEMBER WARD #5
1501 TRUXTUN AVE
BAKERSFIELD CA 93301

MAYOR BOB PRICE
CITY OF BAKERSFIELD
1501 TRUXTUN AVE
BAKERSFIELD CA 93301

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T

C

PUBLIC AND AGENCY
COMMENTS



WILLIAM L. CARTER
Executive Director

HOUSING AUTHORITY OF THE COUNTY OF KERN

525 ROBERTS LANE • BAKERSFIELD, CA 93308-4799
PHONE (661) 393-2150



FAX (661) 393-3255
TDD (661) 393-8209

RECEIVED

JUL 11 2002

July 3, 2002

Mr. Stanley C. Grady,
Planning Director
City of Bakersfield
1715 Chester Ave.
Bakersfield, CA. 93301

CITY OF BAKERSFIELD
PLANNING DEPARTMENT

Re: Housing Element Update Review
And Comments

Dear Mr. Grady:

I have reviewed the Public Review Draft of the City of Bakersfield Housing Element of the General Plan and have the following comments:

1. Page 50, Section 2.2.f. AT - RISK HOUSING
Prepayment of HUD mortgages: (Section 202)

In 1991, capital advances replaced direct loans for the 202 program. These capital advances are granted to approved low-income housing developers, and cover 100percent of the approved development costs. The major difference between these two funding processes is that the capital advance does not have to be repaid, so the project rental assistance covers only operating costs, not debt service, as under Section 8. HUD provides the difference between what tenants pay in rent and what it actually costs the sponsor to operate and maintain the project. Because capital advances are not loans, there is no debt service.

In addition to instituting these changes in Section 202 program, the National Affordable Housing Act of 1990 created a separate program, Section 811, to support the development of housing for people with disabilities. Prior to 1990, Section 202 funds could be used to develop housing for disabled people in addition to low-income elderly people.

2. Page 51, Section 2.2g. Inventory of At Risk Rental Housing Units

Table 46 did not include the Sunny Lane Village apartments. The original insured 221 (d) 4 HUD Loan has a renewal maturity date of January 1, 2019. The owners have decided not to renew their contract with HUD and are in the process of opting out through the Mark to Market Program.

This action will place 40 units of affordable housing for age-restricted tenants (62 years) and tenants with mobility-handicapped units at risk. The Housing Authority and owners have negotiated a purchase option to preserve the affordable housing and are awaiting approval by HUD.

07/11/02 11:21

805 325 0266

C O B BLDG DEPT

003/003

In this same section (2.2.g), at the top of page 52, there is a comment that the Housing Authority has purchased two complexes for preservation of affordable housing. I do not believe we have purchased any privately owned developments under the Housing Authorities name. You may be (without knowing the names of the developments in question) referring to two properties (Villa San Dimas & Park Real Apartments) purchased by Kern Affordable Housing, Inc., a 501 (c) nonprofit sponsored by the Housing Authority.

3. Page 54, first paragraph.

*The second sentence should have the word state inserted after federal. It would then read "It administers federal and state funds for its public housing projects....."

*The third sentence should have the following words stricken: "- through its two housing nonprofits". A more accurate statement would be: "The Housing Authority sponsored a single purpose nonprofit (Kern Affordable Housing, Inc.) to purchase two "at risk" complexes, Villa San Dimas and Park Real Apartments to maintain affordability." This would eliminate the footnote 14 from the bottom of the page as well.

4. Page 57, last paragraph.

The last sentence starts out with the words "Such an" and is continued on page 58 with the words "whether for sale, rental or resale," I believe a review of the wording is in order.

5. Page 59, first sentence.

The sentence starts out with the words "residential development." I believe this is a continuation of the previous page, which ends with the words "residential project."

6. Page 89, Objective 1-4-1; and 1-4-2: Program.

90 The need for housing for mentally ill is not really known. Golden Empire Affordable Housing, Inc. has a 25% vacancy factor at its Green Garden (SRO) facility. The Mental Health Department has tried to fill the facility but their efforts have not met with much success. I believe that a more in-depth study needs to be conducted to really understand the needs of the City and County.

7. Page 90, Policy 1-5-1: Should be corrected to read;

HACK currently administers 3,032 tenant based rental assistance Section 8 certificates and vouchers. They currently have about 5,000 households on the waiting list.

8. APPENDIX C.

Subsidized Rental Units - Bakersfield - 2002

- A. Coventry Place Apts, 3101 Coventry Drive (Golden Empire Affordable Housing, Inc. - GEAH is not the owner).
- B. Green Gardens Apts, 2300 S. Union. (GEAH is the owner).
- C. Joshua Tree Apts. Is owned by Living Connections.
- D. Oro Vista. Eight units were demolished and Eighty-four apartments are being sold to low-income residents under the HUD HOPE I Program (California Gardens). The remaining 92 units will remain as the Oro Vista public housing development.
- E. Park Place Apts. Is owned by GEAH. There are 36 one-bedroom @ 45% of Area Median Income (AMI), 28 one-bedroom @ 50% AMI, 12 two-bedroom @ 50% AMI, and 4 two-bedroom @ 60% AMI. All units are Tax Credit qualified (LIHTC). Park Real Apts, 414 Real Road. These units are owned by KAH under the HUD 236 Program.
- F. Villa San Dimas is owned by KAH under the HUD 236 program.

9. List of Nonprofits:

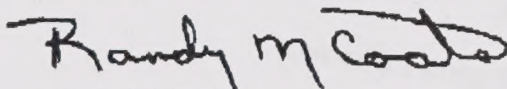
Kern Affordable Housing, Inc. is presently located at 3600 Chester Ave., Suite B., Bakersfield, CA. 93301. KAH will be relocating in November of 2002 to 601 24th Street, Suite B., Bakersfield, CA., 93301.

Golden Empire Affordable Housing, Inc. is presently located at 3600 Chester Ave., Suite B., Bakersfield, Ca. 93301. GEAH will be relocating in November of 2002 to 601 24th Street, Suite B., Bakersfield, CA. 93301.

Housing Authority of the County of Kern is listed correctly, but, HACK will be relocating in November of 2002 to 601 24th Street, Bakersfield, CA. 93301.

Thank you for allowing us to participate in this very important review process. If we may be of any further assistance, please contact my office at 661-393-2150, ext. 2238.

Sincerely,



Randy M. Coats
Deputy Director - Planning

JUL 9-02 TUE 10:57

CITY PLANNING

FAX NO. 805 3270646

P. 02



Gray Davis
GOVERNOR

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse

ACKNOWLEDGEMENT OF RECEIPT



Tal Finney
INTERIM DIRECTOR

DATE:

July 1, 2002

TO:

Marc Gauthier
City of Bakersfield
1715 Chester Ave.
Bakersfield, CA 93301

RE:

General Plan Amendment P01-0734
SCH#: 2002061062

RECEIVED

JUL - 3 7 2002

CITY OF BAKERSFIELD
PLANNING DEPT.

This is to acknowledge that the State Clearinghouse has received your environmental document for state review. The review period assigned by the State Clearinghouse is:

Review Start Date: June 11, 2002
Review End Date: July 11, 2002

We have distributed your document to the following agencies and departments:

- California Highway Patrol
- Caltrans, District 6
- Caltrans, Division of Aeronautics
- Department of Fish and Game, Region 4
- Department of Housing and Community Development
- Department of Parks and Recreation
- Department of Water Resources
- Native American Heritage Commission
- Public Utilities Commission
- Regional Water Quality Control Bd., Region 5 (Fresno)
- Resources Agency
- State Clearinghouse
- State Lands Commission

The State Clearinghouse will provide a closing letter with any state agency comments to your attention on the date following the close of the review period.

Thank you for your participation in the State Clearinghouse review process.

WELCOME TO YOUR CITY OF BAKERSFIELD PLANNING COMMISSION MEETING

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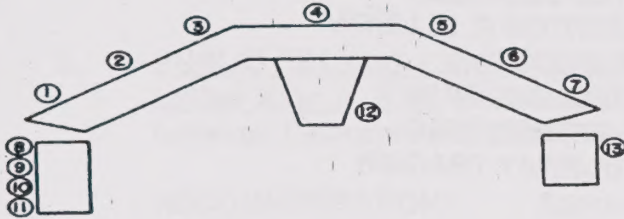
PLANNING COMMISSION MINUTES

WELCOME TO YOUR CITY OF BAKERSFIELD PLANNING COMMISSION MEETING

ON BEHALF OF THE PLANNING COMMISSION, WELCOME. IF THIS IS YOUR FIRST VISIT, WE HOPE YOU FIND THE FOLLOWING INFORMATION HELPFUL. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, OR HAVE QUESTIONS, PLEASE CONTACT MY OFFICE DURING REGULAR BUSINESS HOURS AT (661) 326-3733. YOU MAY ALSO FIND ADDITIONAL INFORMATION AT THE CITY'S WEBSITE ADDRESS: www.ci.bakersfield.ca.us

JACK HARDISTY
DEVELOPMENT SERVICES DIRECTOR

LEGEND



- | | |
|-------------------------------|--|
| 1 - Murray Tragish | 8 - Dennis Fidler, Building Director |
| 2 - Burton R. Ellison | 9 - Marian Shaw, Civil Engineer, IV |
| 3 - Tom McGinnis | 10 - Stanley Grady, Planning Director |
| 4 - Ron Sprague - Chair | 11 - Ginny Gennaro, Deputy City Attorney |
| 5 - Jeffrey Tkac - Vice Chair | 12 - Pam Townsend, Secretary |
| 6 - Ted Blockley | 13 - News Media |
| 7 - David Gay | |

CONDUCT OF MEETINGS:

The Planning Commission ("Commission") Meetings are televised on KGOV T.V. Bakersfield. A final agenda may be obtained from the Planning Department 72 hours prior to the meeting. Items listed on the agenda for pre-meetings of the Commission may be amended up to 72 hours prior to the regular Planning Commission meeting.

Proceedings of the Commission are governed under "Robert's Rules of Order" on all matters pertaining to parliamentary law. However, no action of the Commission will be invalidated or legally challenged by the failure to strictly follow such rules.

PUBLIC STATEMENTS:

You are invited to address the Commission during the Public Statements portion of the Agenda on any matter related to City business. To do so, fill out a Speaker's Card and present it to the Secretary before the meeting. Speakers are required to state their name before speaking. The only action the Commission may take on public statements is to refer the issue to committee or staff. Any person who has not notified the Secretary or filled out a Speaker's Card will not be allowed to speak during the public statement portion of the meeting, unless approved upon motion by the Commission after being notified of the name of the person and the subject matter addressed. ANY PERSON WHOSE NAME APPEARS ON THE AGENDA OR WISHES TO SPEAK REGARDING A PUBLIC HEARING DOES NOT NEED TO FILL OUT A SPEAKER'S CARD.

CONSENT CALENDAR:

The non-public hearing items will be acted on as a group and approved in one motion without individual staff presentations. The items are recommended for approval by staff. The applicant has been informed of any special conditions and has signed an agreement to conditions of approval and requested to be placed on the consent agenda. If a member of the Commission wishes to discuss, comment or ask questions on a consent item(s), the item(s) will be taken off consent and will be considered next in order on the agenda.

Anyone wishes to discuss or testify on a public hearing consent item, he/she should indicate so when the public hearing on Public Hearing Consent items is opened. The item(s) will be taken off consent and will be considered in its regular order on the agenda. Otherwise, the public hearing will be closed and all matters approved in one motion. Again, these items are recommended for approval by staff. The applicant has been informed of any special conditions and has signed an agreement to conditions of approval and requested to be placed on the consent agenda.

NOTICE OF RIGHT TO APPEAL:

Decisions of the Planning Commission on Zone Changes, Parcel Maps and Tentative Subdivision maps are subject to appeal by any interested person adversely affected by the decision of the Commission. No permit shall be issued for any use involved in an application until after the final acceptance date of appeal.

The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and shall state specific facts and reasons why the appellant believes the decision or action of the Commission should not be upheld.

Such appeal must be filed in writing within 10 days from date of hearing, addressed to the City Council, c/o Office of the City Clerk, 1501 Truxtun Avenue, Bakersfield, CA 93301. A \$334 non-refundable filing fee must be included with filing of the initial appeal for those appeals filed by the applicant or any person outside the notice area. All appeals filed on land divisions will require a \$334 non-refundable filing fee. If all appeals are withdrawn prior to the City Council hearing, the hearing will not be conducted and the decision of the Planning Commission will stand.

If no appeal is received within the specified time period or if all appeals filed are withdrawn, the action of the Planning Commission shall become final.

AGENDA
REGULAR MEETING OF THE
PLANNING COMMISSION
OF THE CITY OF BAKERSFIELD

Thursday, July 18 - 5:30 p.m.
Council Chambers, City Hall

1. **ROLL CALL**

RON SPRAGUE, Chairman
TED BLOCKLEY
BURTON R. ELLISON
DAVID GAY
TOM MCGINNIS
JEFFREY TKAC
MURRAY TRAGISH

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC STATEMENTS**

4. **CONSENT CALENDER**

4.1 **Non-Public Hearing Items:**

- 4.1a Approval of minutes from Planning Commission meetings of June 4 and 6, 2002.

Group Vote

4.2 **Public Hearing Items**

- 4.2a **Approval of Extension of Time for Vesting Tentative Tract Map 5989 (Porter-Robertson) located south of Cesar Chavez School, at the northeast corner of Chase Avenue and Mesa Marin Drive. (Ward 3)**

A request for an extension of time for a vesting tentative tract map containing 24 lots on 7.2 acres zoned R-1 (One Family Dwelling) with a waiver of mineral rights signatures pursuant to BMC 16.20.060 B.1. (Ward 3)

- 4.2b **Approval of Street Name Change for a Portion of Georgia Drive to Peacock Park Lane (City of Bakersfield) located on a portion of Georgia Lane west of Fallgatter Street to Denise Avenue. (Ward 3)**

- 4.2c **Approve continuance to August 1, 2002, of Master Wall and Landscape Concept Plan P02-0534 (Porter- Robertson) for Vesting Tentative Tract 6000, located on the northeast corner of Highway 178 and Alfred Harrell Highway. (Ward 3) (Agenda Item 5)**

* Items on the Pre-Meeting Agenda will be continued to 5:30 p.m. on the following Thursday, but not, necessarily in the same order.

Containing 26 lots on 9.48 acres for purposes of multiple family development zoned R-2 (Limited Multiple Family Dwelling) including a request for alternate lot and street design. (Ward 4)

RECOMMENDATION: Approve

Roll Call Vote

7. **PUBLIC HEARING - Street Name Change from Lakeview Avenue to Dr. Martin Luther King Jr. Blvd. (Isaiah Crompton) located on all of Lakeview Avenue, between California and East Brundage Lane. (Ward 1)**

RECOMMENDATION: Approve

Roll Call Vote

8. **GENERAL PLAN AMENDMENT P01-0734 HOUSING ELEMENT. (Citywide)**

RECOMMENDATION: Motion to accept report and send draft to State Department of Housing and Community Development for review.

Roll Call Vote

9. **AD HOC COMMITTEE REPORT REGARDING PROJECT NOTICE TO RENTERS. (All Wards)**

RECOMMENDATION: Motion to accept report and refer to staff for implementation.

Group Vote

10. **WORKSHOP - PROCEDURES WORKSHOP BY STANLEY GRADY AND GINNY GENNARO.**

Presented at Monday pre-meeting. No discussion necessary.

11. **COMMUNICATIONS**

- A) Written
- B) Verbal

8. GENERAL PLAN AMENDMENT P01-0734 HOUSING ELEMENT. (City-wide)

Jean Lauren, a principal with Jean Lauren and Associates, gave a presentation to the Planning Commission on the Housing Element. She stated that the Housing Element is required to be updated every five years according to State law. It is one of the required elements of the general plan. It is mainly comprised of three separate parts: 1) the previous Housing Element and what was accomplished over that five year period, 2) what's going on right now and 3) its goals and policies to guide the city over the next five to ten years as far as housing development.

After the presentation the following questions were asked by the Commission:

Chairman Sprague asked Ms. Lauren how many buildable lots are available in residentially zoned properties within the central core of Bakersfield? Ms. Lauren said unit capacity is 60,377 within the city.

Commissioner Tragish made a motion, seconded by Commissioner Tkac, to adopt a resolution making findings, approving a Negative Declaration and Draft Housing Update and directing staff to transmit same to the State Department of Housing and Community Development.

Motion carried by group vote.

DRAFT

ATTACHMENT

PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 79-02

**RESOLUTION OF THE PLANNING COMMISSION
DIRECTING THE PLANNING DIRECTOR TO TRANSMIT
THE DRAFT HOUSING ELEMENT UPDATE TO THE
STATE DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR A 60 DAY REVIEW AND
COMMENT PERIOD AND RECOMMENDING APPROVAL
OF GENERAL PLAN AMENDMENT P01-0734 AN
AMENDMENT/UPDATE TO THE HOUSING ELEMENT OF
THE METROPOLITAN BAKERSFIELD 2010 GENERAL
PLAN, AND TRANSMITTING REPORT TO CITY COUNCIL**

WHEREAS, the Planning Commission of the City of Bakersfield in accordance with the provisions of Section 65353 of the Government Code, held a public hearing on MONDAY, JULY 15, 2002 and THURSDAY, JULY 18, 2002, on General Plan Amendment P01-0734 of the proposed amendment to the Housing Element of the Metropolitan Bakersfield 2010 General Plan, notice of the time and place of hearing having been given at least thirty (30) calendar days before said hearing by publication in the Bakersfield Californian, a local newspaper of general circulation; and

WHEREAS, General Plan Amendment P01-0734 an amendment to the Housing Element of the Metropolitan Bakersfield 2010 General Plan is as follows:

General Plan Amendment P01-0734

The City of Bakersfield has applied to amend/update the Housing Element of the Metropolitan Bakersfield 2010 General Plan consisting "... of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community" (Government Code, Section 65583);

and

WHEREAS, for the above-described segment, an Initial Study was conducted and it was determined that the proposed project would not have a significant effect on the environment and a Negative Declaration was prepared and posted on June 12, 2002 in accordance with CEQA; and

WHEREAS, the law and regulations relating to the preparation and adoption of Negative Declarations as set forth in CEQA and City of Bakersfield's CEQA Implementation Procedures, have been duly followed by the city staff and the Planning Commission;
and

WHEREAS, the Planning Commission found as follows:

1. All required public notices have been given.
2. The provisions of the California Environmental Quality Act have been followed.
3. The proposed project will not have a significant effect on the environment.
4. Based on the initial study and comments received, staff has determined that the proposed project could not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA.
5. The proposed Housing Element Update is consistent with the land uses within the City of Bakersfield.
6. The proposed Housing Element Update is consistent with the Metropolitan Bakersfield 2010 General Plan.
7. The public necessity, general welfare and good planning practices justify the amendment/update to the Housing Element of the Metropolitan Bakersfield 2010 General Plan.
8. Based on the absence of evidence in the record as required by Section 21082.2 of the State of California Public Resources Code (CEQA) for the purpose of documenting significant effects, it is the conclusion of the Lead Agency that this project will result in impacts that fall below the threshold of significance with regard to wildlife resources and, therefore, must be granted a "de minimis" exemption in accordance with Section 711 of the State of California Fish and Game Code. Additionally, the assumption of adverse effect is rebutted by the above-reference absence of evidence in the record and the Lead Agency's decision to prepare a Negative Declaration for this project.

NOW, THEREFORE, IT IS HEREBY FOUND AND RESOLVED as follows:

1. The above recitals, incorporated herein, are true and correct.
2. The Negative Declaration (Exhibit 1) for General Plan Amendment P01-0734 is hereby approved.
3. As to General Plan Amendment P01-0734, an amendment/update to the Housing Element (Exhibit 2), the Planning Commission recommends the following:
 - a. Transmit the Draft Housing Element Update to the State Department of Housing and Community Development; and

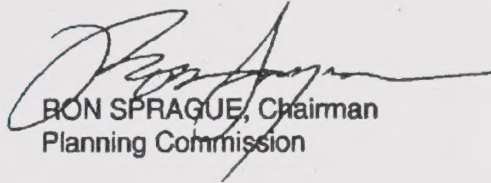
- b. The Planning Commission hereby recommends adoption of such Element by the City Council with incorporation of comments from the State Department of Housing and Community Development.

On a motion by Commissioner Tragish and seconded by Commissioner Tkac, the Planning Commission approved the foregoing by a group vote.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on the 18th day of July, 2002.

DATED: July 18, 2002

PLANNING COMMISSION OF
THE CITY OF BAKERSFIELD



RON SPRAGUE, Chairman
Planning Commission

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DATA SOURCES

DATA SOURCES

Every attempt was made to use the most acceptable, current and reliable data for the Bakersfield Housing Element.

- ⌘ U.S. Department of Commerce, Bureau of the Census: 1970, 1980, 1990, and 2000 Census Reports: Summary Tape File 3 and Summary Tape File 1.
- ⌘ Department of Finance: Demographic Research Unit, Report E-5: 1990-2002.
- ⌘ Kern Council of Governments (KernCOG): 1990 RHNA, 2000 RHNA.
- ⌘ Datum Populace Data Systems, Demographic Trends Report (1980-2002), Income Reports (1980-2001).
- ⌘ State of California, Employment Development Department, Labor Market Information Division: Labor Force and Industry Employment (Sept. 2001).
- ⌘ Bureau of Labor Statistics, EA and I Unit: Local Area Unemployment Statistics (2000)
- ⌘ KW Realtors, Kern County, 2002
- ⌘ Bakersfield Board of Realtors/MLS, April 2002
- ⌘ Housing Authority of the County of Kern (HACK) Annual Reports and Annual Plans, 1995 - 2001 and written comments, July 3, 2002, Randy M. Coats, Deputy Director, Planning
- ⌘ United States Department of Agriculture, National Agriculture Statistics Service: 1997 Census of Agriculture-County Data
- ⌘ Laurin Associates: City-wide Apartment Survey, October 1999, Affordable Housing Database (1999)
- ⌘ City of Bakersfield: General Plan, Zoning Code, Consolidated Plan, Annual Action Plan, CALPERS (1997 - 2001), Redevelopment Plan, City Council Agenda Reports and Land Use Database.
- ⌘ US Department of Housing and Urban Development (HUD), Office of Policy Development and Research: Fiscal Year 2001 Income Limits (February 2002)
- ⌘ US Department of Housing and Urban Development/California Housing Partnership Corporation: Federally Assisted Multifamily Housing, Prepayment Eligible and Project-Based Section 8 Expirations (March 2002).
- ⌘ State of California, Department of Housing and Community Development: California's Housing Markets 1990-1997, Statewide Housing Plan Update Phase II (1998), State Consolidated Plan 1995-2000.
- ⌘ Building Standards: Building Valuation Data (2001)
- ⌘ Housing Elements from the County of Kern

EMERGENCY SHELTERS IN THE CITY OF SACRAMENTO

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- 1. Sacramento Community Center, 1000 East Tenth Avenue, 95811-2000
This Center has a capacity of approximately 110 beds. It is open 24 hours a day. It accepts women and men. It also provides food, clothing, and other necessities.
- 2. Goodwill/Alpha Center, 2000 J Street, 95811-2000
This Center has a capacity of approximately 120 beds. It is open 24 hours a day. It accepts women and men.
- 3. The Homeless Family Shelter (HAFS), 1401 East Tenth Avenue, 95811-2000
This is a 30-day emergency shelter for homeless women and children. The facility has a 20-bed capacity.
- 4. Saint Vincent de Paul, 1017 Tenth Avenue, 95811-2000
This shelter is for homeless women and children. The shelter provides food, clothing, and other necessities. It also provides a laundry facility and a shower facility.

HOMELESS CENTERS

ATTACHMENT G

EMERGENCY SHELTERS IN THE CITY OF BAKERSFIELD

1. *Bakersfield Homeless Shelter*, 1600 East Truxton Avenue, (661) 322-9199: The Center has a capacity of approximately 175 beds, 110 for single men, 10 beds for single women, and 40 beds for family use, with an additional 15 beds for overflow.
2. *Bakersfield Lifeline Center* (formally, the Rescue Mission), 830 Beale Avenue, (661) 335-0863: The Center has approximately 120 beds, 80 for men and 40 for women and children.
3. *The Alliance Against Family Violence (AAFV)*, 1921 19th Street, (661) 322-0961: This is a 30-day emergency shelter for battered women and children. The facility has a 36-bed capacity.
4. *Desert Counseling Clinic*, 1617 30th Street, 661- 282-4600: Providing specialized shelter for homeless mentally ill persons. The Clinic provides 48 vouchers that persons can use through a network of room-and-board, residential hotel, and board-and-care providers.

ATTACHMENT G

ATTACHMENT

SUBSIDIZED UNITS

Subsidized Rental Units - Bakersfield - 2002

Name/Address	Target Market	Number of Units	Ownership or Financing
Adelante Vista	Family	50	HACK ¹
Agua Terrace Apts 1012 Water Street	Family	40	HUD Section 236(j)(1) & HUD Section 8
Alta Cresta Apts 222 Goodman Street	Family	12	HUD Section 236(j)(1)
Auburn Heights 7000 Auburn Street	Family	160	Golden Empire Afford- able Housing, Inc LIHTC
Canyon Hills Seniors 6701 Auburn Street	Senior	74	LMIHF ² , LIHTC
Coventry Place Apts 3101 Coventry Drive	Family	88	Shelter Plus Care
Green Garden Apts 2300 S. Union	SRO	90	Golden Empire Afford- able Housing, Inc LIHTC
Joshua Tree Apts 4948 Buckley Way	Disabled	20	Living Connections HUD Section 811
Kristine Apartments 2901 Virginia Avenue	Family	60	Golden Empire Afford- able Housing, Inc LIHTC
Ming Gardens 6301 Ming Road	Family	72	HUD Section 231(d)(4) and HUD Section 8
Oro Vista ³	Family	92	HACK
Panorama Park Apts 401 W. Columbus	Family	66	HUD Section 231(d)(4) and HUD Section 8
Park Place Apts	Senior	80	Golden Empire Afford- able Housing, Inc LIHTC
Park Real Apts 414 Real Road North	Family	16	KAHI ⁴ ; HUD 236
Pioneer Village Est 600 Fairfax Road	Family	85	HUD Section 231(d)(4) and HUD Section 8
Plaza Towers	Senior Citizens	118	HACK
Plaza Towers Annex	Senior Citizens	82	HACK
Royal Palms Apts 1001 W. Columbus	Family	24	HUD Section 236(j)(1) & HUD Section 8

¹ HACK - Housing Authority County of Kern² LMIHF - Redevelopment Agency Low/Moderate Income Housing Fund³ HACK has received a HOPE 1 Grant to allow for the sale of 84 units at Oro Vista Apartments to current qualified residents.⁴ KAHI - Kern Affordable Housing, Inc

Name/Address	Target Market	Number of Units	Ownership or Financing
St. John's Manor 900 E. 4 th Street	9 Family 70 Elderly	79	HUD Section 231(d)(4) and HUD Section 8
South Real Gardens 2701 S. Real Road	Family	20	HUD Section 231(d)(4) and HUD Section 8
Summerfield Place 6300 Summerfield	Family	18	HUD Section 231(d)(4) and HUD Section 8
Sundance Apts 6000 White Lane	Family	60	HUD Section 231(d)(4) and HUD Section 8
Sunny Lane Village 2601 Sunny Lane	Senior Citizens	40	HUD Section 231(d)(4) and HUD Section 8
Tegeler House 1908 H Street	SRO	53	State HCD; City Ec and Com Dev; Bakersfield CDDA
Villa Capri 1000 Pacheco	Family	130	HUD Section 236(j)(1) & HUD Section 8
Villa San Dimas 601 36 th Street	Family	20	KAHI, HUD 236
Village at East Hills Bernard Street	Individuals and Families	56 Studios 202 Family	Golden Empire Afford- able Housing, Inc LIHTC
Village at Lakeside 1718 Panama Lane	Individuals and Families	20 Studios 116 Family	Golden Empire Afford- able Housing, Inc LIHTC
Woodlane Apts 2018 Pacific Street	Family	40	HUD Section 236(j)(1) & HUD Section 8

ATTACHMENT I

HOUSING NON-PROFITS

LIST OF NON-PROFITS - PAGE ONE OF THREE PAGES

The following organizations have the capacity to acquire and manage affordable housing or "at-risk" housing developments.

A Community of Friends
3345 Wilshire Blvd. Suite 1000
Los Angeles, CA 90010
(213) 480-0809

Affordable Hones
Post Office Box 900
Avilla Beach, CA 93424
(805) 773-9628

American Baptist Homes of the West
PO Box 6669
Oakland, CA 94603
(510) 635-1786

Affordable Housing People
7720 B. El Camino Suite 159
Carlsbad, CA 92009
(760) 436-5979

BRIDGE Housing Corporation
One Hawthorne Suite 400
San Francisco, CA 94105
(415) 989-1111

Century Housing Corporation
300 Corporate Pointe Suite 500
Culver City, CA 90230
(310) 642-2007

Community Housing Assistance Program, Inc.
3803 East Casselle Ave.
Orange, CA 92869
(714) 744-6252

Community Partnership Development Corporation
7225 Cartwright Ave.
Sun Valley, CA 91352
(818) 503-1548

Citizens Housing Corporation
26 O'Farrell St. #506
San Francisco, Ca 94108
(415) 421-8605

DML & Associates Foundation
6043 Tampa Ave. Suite 101A
Tarzana, CA 91356
(818) 708-2710

LIST OF NON-PROFITS - PAGE TWO

EAH, Inc.
2169 East Francisco Blvd. Suite B
San Rafael, CA 94901
(415) 258-1800

Foundation for Affordable Housing, Inc.
2847 Story Road
San Jose, CA 95127
(408) 923-8260

Foundation for Affordable Housing, Inc.
2600 Michelson Drive, Suite 1050
Irvine, CA 92612
(949) 440-8277

Golden Empire Affordable Housing, Inc.¹
3600 Chester Avenue, Suite B
Bakersfield, CA 93301
(616) 393-2150

HELP Development Corporation
30 East 33rd St.
New York City, NY 10016
(212) 779-3350

Housing Authority of the County of Kern¹
535 Roberts Lane
Bakersfield, CA 93308
(616) 393-2150

Housing Corporation of America
31423 Coast Highway, Suite 7100
Laguna Beach, CA 92677
(323) 726-9672

Joshua's House
24111 NE Halsey St. Suite 203
Troutdale, OR 97060
(503) 661-1999

Kern Affordable Housing Inc.¹
3600 Chester Avenue, Suite B
Bakersfield, CA 93301
(616) 393-2150

Mercy Charities Housing California
1038 Howard St.
San Francisco, CA 94103
(415) 553-6360

¹ HACK, KAH, and GEAH will be relocating in November 2002 to 601 24th Street, Bakersfield, 93301

LIST OF NON-PROFITS - PAGE THREE

National Housing Development Corporation
8265 Aspen St. Suite 100
Rancho Cucamonga, CA 91730
(909) 483-2444

National Housing Trust
PO Box 3458
Walnut Creek, CA 94598
(925) 945-1774

OSM Investment Company
5155 Rosecrans Ave. Suite 120
Hawthorne, CA 90250
(310) 676-0451

Paramount Financial Group, Inc.
1655 North Main St. Suite 220
Walnut Creek, CA 94596
(800) 850-0694

Retirement Housing Foundation
5150 East Pacific Coast HWY Suite 600
Long Beach, CA 90804
(562) 597-5541

Self Help Enterprises
Post Office 351
Visalia, CA 93279
(559) 651-1000

Shelter for the Homeless
15161 Jackson St.
Midway City, CA 92655
(714) 897-3221

Southern California Housing Development Corp.
8265 Aspen Street, Suit 100
Rancho Cucamonga, CA 91730
(909) 483-2444

Southern California Presbyterian Homes
1111 North Brand Boulevard, Suite 300
Glendale, CA 91202
(818) 247-0420

The East Los Angels Community Union (TRLACU)
5400 East Olympic Blvd., Suite 300
Los Angeles, CA 90022
(323) 721-1655

LIST OF ACRONYMS

ac200	Academic Research
ac201	Academic Research Program
ac202	Academic Research
ac203	Academic Research
ac204	Academic Research
ac205	Academic Research
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ACRONYMS

ATTACHMENT J

LIST OF ACRONYMS

- ⌘ ADA: American Disability Act
- ⌘ AHP: Affordable Housing Program
- ⌘ AMI: Area Median Income
- ⌘ CDBG: Community Development Block Grant
- ⌘ CEQA: California Environmental Quality Act
- ⌘ CHFA: California Housing Finance Agency
- ⌘ CMSA: Consolidated Metropolitan Statistical Area
- ⌘ COG: Council of Governments
- ⌘ CRA: Community Reinvestment Act
- ⌘ CTCAC: California Tax Credit Allocation Committee
- ⌘ CUP: Conditional Use Permit
- ⌘ EDD: Employment Development Department
- ⌘ EIR: Environmental Impact Report
- ⌘ DOF: Department of Finance
- ⌘ FTHB: First-time Homebuyer
- ⌘ GEAH: Golden Empire Affordable Housing, Inc
- ⌘ HACK: Housing Authority County of Kern
- ⌘ HUD: Housing and Urban Development
- ⌘ KAHI: Kern Affordable Housing, Inc.
- ⌘ KernCOG: Kern Council of Government
- ⌘ LIHTC: Low Income Housing Tax Credit
- ⌘ MCC: Mortgage Credit Certificate
- ⌘ PDC: Planned Development Commercial
- ⌘ PMSA: Primary Metropolitan Statistical Area
- ⌘ RCC: Regional Census Centers
- ⌘ RDA: Redevelopment Agency
- ⌘ RHNA: Regional Housing Needs Assessment
- ⌘ SIPP: Survey of Income and Program Participation
- ⌘ SRO: Single Room Occupancy
- ⌘ TBA: Tenant-based Assistance

HOUSING UNIT DEFINITION

U.S. Census Bureau Housing Management Division

January

APRIL 1999

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2010 Summary of the

HOUSING UNIT DEFINITION

ATTACHMENT K

HOUSING UNIT DEFINITION

US Census Bureau Decennial Management Division

Glossary

APRIL 1999

Housing unit	HU	A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or, if vacant, is intended for occupancy as a separate living quarters. See separate living quarters.
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Technical Documentation

2000 Summary File 1

Issued December 2001
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2000 Census of Population and Housing

Living Quarters

Living quarters are either housing units or group quarters. (For more information, see the discussion of "Group Quarters" under "Population Characteristics.") Living quarters are usually found in structures intended for residential use, but also may be found in structures intended for non-residential use as well as in places such as tents, vans, emergency and transition shelters, dormitories, and barracks.

Housing unit. A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and that have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. If that information cannot be obtained, the criteria are applied to the previous occupants.

Both occupied and vacant housing units are included in the housing unit inventory. Boats, recreational vehicles (RVs), vans, tents, and the like are housing units only if they are occupied as someone's usual place of residence. Vacant mobile homes are included provided they are intended for occupancy on the site where they stand. Vacant mobile homes on dealers' lots, at the factory, or in storage yards are excluded from the housing inventory. Also excluded from the housing inventory are quarters being used entirely for nonresidential purposes, such as a store or an office, or quarters used for the storage of business supplies or inventory, machinery, or agricultural products.

Group Quarters. All people not living in housing units are classified by the Census Bureau as living in group quarters. We recognize two general categories of people in group quarters: (1) institutionalized population and (2) non-institutionalized population.

ATTACHMENT K

Institutionalized

Nursing homes. Comprises a heterogeneous group of places providing continuous nursing and other services to patients. The majority of patients are elderly, although people who require nursing care because of chronic physical conditions may be found in these homes regardless of their age. Included in this category are skilled-nursing facilities, intermediate-care facilities, long-term care rooms in wards or buildings on the grounds of hospitals, or long-term care rooms/nursing wings in congregate housing facilities. Also included are nursing, convalescent, and rest homes, such as soldiers', sailors', veterans', and fraternal or religious homes for the aged, with nursing care.

Mental (psychiatric) hospitals. Includes hospitals or wards for the criminally insane not operated by a prison and psychiatric wards of general hospitals and veterans' hospitals. Patients receive supervised medical/nursing care from formally trained staff.

Hospitals or wards for chronically ill. Includes hospitals for patients who require long-term care, including those in military hospitals and wards for the chronically ill located on military bases; or other hospitals or wards for the chronically ill, which include tuberculosis hospitals or wards; wards in general and Veterans' Administration hospitals for the chronically ill; neurological wards; hospices and homes for chronically ill patients; wards for patients with Hansen's Disease (leprosy) and other incurable diseases; and other unspecified wards for the chronically ill. Patients who had no usual home elsewhere were enumerated as part of the institutional population in the wards of general and military hospitals. Most hospital patients are at the hospital temporarily and were enumerated at their usual place of residence. In some census products, patients in hospitals or wards for the chronically ill are classified in three categories: (1) military hospitals or wards for chronically ill, (2) other hospitals or wards for chronically ill, and (3) hospices or homes for chronically ill.

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